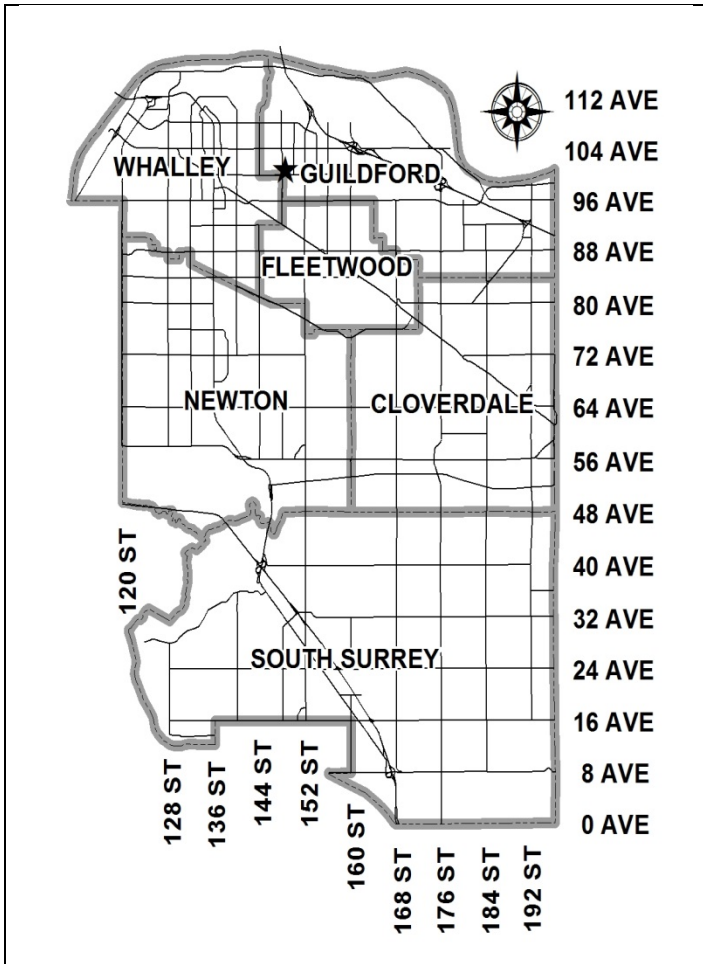


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0223-00

Planning Report Date: December 14, 2015



**PROPOSAL:**

- **Rezoning** from CD (By-law No. 11805) to CD (based on RM-70 and RM-30)
- **Development Permit**

to permit the development of 203 apartment units (in two, 4-storey apartment buildings) and 24 townhouse units.

**LOCATION:**

14970 and 14975 - 101A Avenue  
 10160 - 149 Street

**OWNERS:**

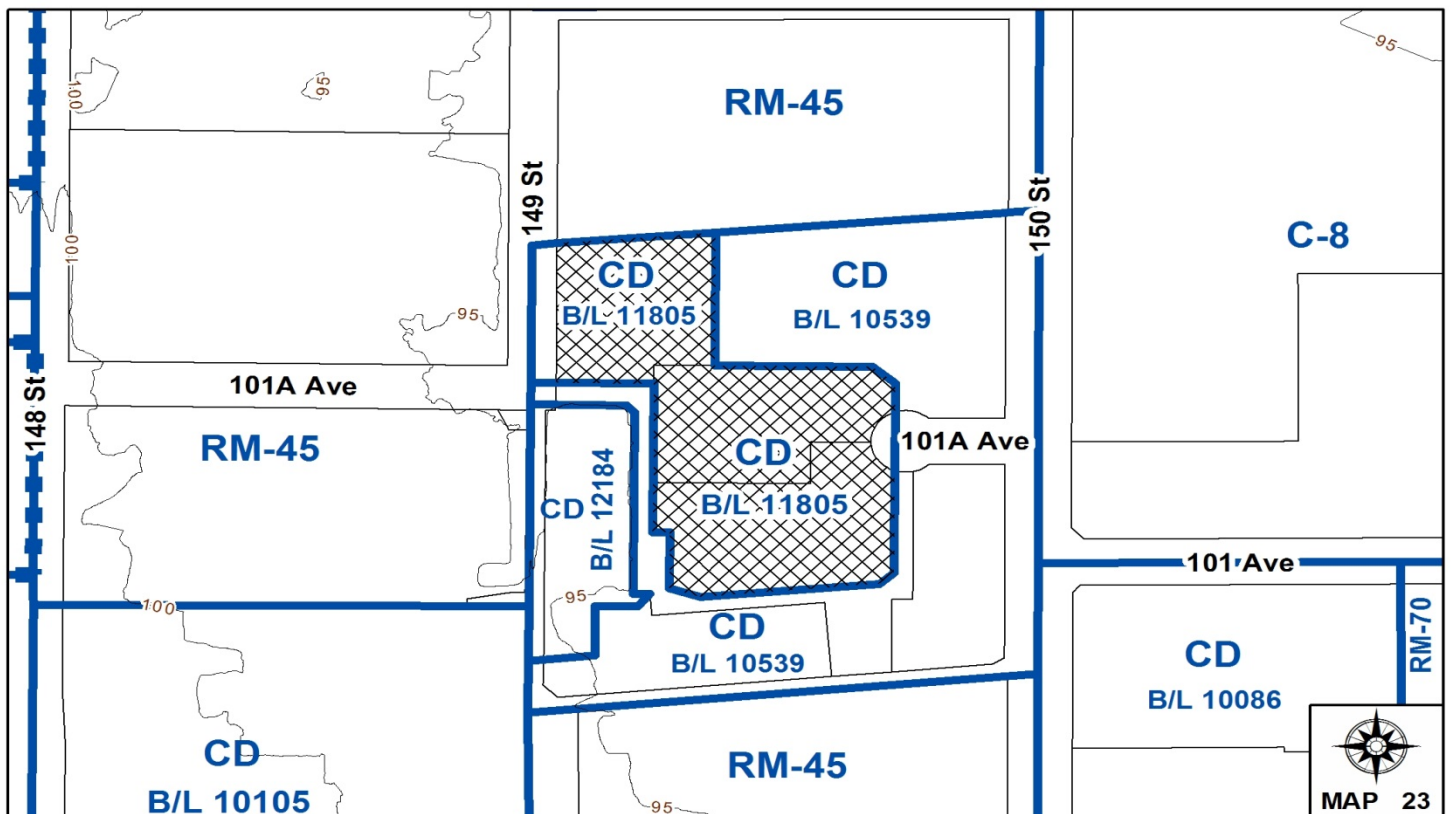
Mosaic Guildford Holdings Ltd.  
 Mosaic Guildford North Holdings Ltd.

**ZONING:**

CD (By-law No. 11805)

**OCP DESIGNATION:**

Multiple Residential



### RECOMMENDATION SUMMARY

- File Rezoning By-law No. 16557.
- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development is seeking to reduce in the proposed CD Zone, the minimum parking requirements prescribed for multiple residential buildings in the Zoning By-law.

### RATIONALE OF RECOMMENDATION

- The proposed development complies with key policies in Surrey's Official Community Plan (OCP).
- The proposed development, which will result in a lower density and lower built form than currently allowed, has been well received by the community.
- The project will create an appropriate interface with adjacent, slightly lower density apartment buildings that are three storeys in height.
- A public east/west pedestrian walkway will be achieved as part of the proposed development.
- In support of the reduced parking requirements, the subject site is located within an Urban Centre and near existing and future frequent transit routes.
- The applicant will provide cash-in-lieu for the deficiency of indoor amenity space.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Rezoning By-law No. 16557 and close Land Development Application No. 7907-0173-00 and all applications associated with this project.
2. a By-law be introduced to rezone the subject site from “Comprehensive Development Zone (CD)” (By-law No. 11805) to “Comprehensive Development Zone (CD)” (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 681 square metres (7,330 sq. ft.) to 149 square metres (1,600 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7915-0223-00 generally in accordance with the attached drawings (Appendix VII).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (h) the applicant adequately address the impact of reduced indoor amenity space;
  - (i) registration of a statutory right-of-way for right of pedestrian passage on the proposed 4.5-metre (15 ft.) wide east-west walkway;
  - (j) registration of an access easement on proposed Lots 1 and 2 for the shared maintenance and use of the indoor and outdoor amenity spaces;

- (k) discharge of Restrictive Covenant BG327892, which regulates the design of a 20-storey high-rise apartment tower with a maximum of 115 dwelling units on Lot 3 (14970 - 101A Avenue);
- (l) discharge of Restrictive Covenant BG327894, which regulates the design of a 22-storey high-rise apartment tower, with a maximum 127 units on Lot 4 (14975 - 101A Avenue); and
- (m) discharge of Restrictive Covenant BG327896, which regulates the design of one 18-storey high-rise apartment building, with a maximum of 103 dwelling units on Lot 5 (10160 - 149 Street).

### REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- School District: **Projected number of students from this development:**  
17 Elementary students at Bonaccord Elementary School  
10 Secondary students at Johnston Heights School  
  
(Appendix IV)  
  
The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2018 for Phase 1 (124 units), July 2018 for Phase 2 (24 units) and April 2019 for Phase 3 (79 units).
- Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to consideration of final adoption of the rezoning by-law.
- Surrey Fire Department: The Fire Department has minor, non-Building Code related concerns which the applicant is working to address.

SITE CHARACTERISTICS

Existing Land Use: Vacant lots.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	3-storey apartment building and existing 3-storey apartment building in Cartier Place development.	Multiple Residential	RM-45 and CD (By-law No. 10539)
East:  Further East (Across 150 Street):	Existing 3-storey apartment buildings within Cartier Place development. Wal-Mart within Guildford Town Centre.	Multiple Residential  Commercial	CD (By-law No. 10539)  C-8
South:	Existing 3-storey apartment building within Cartier Place development.	Multiple Residential	CD (By-law No. 10539)
West:  West (Across 149 Street):	Existing 3-storey apartment building within Cartier Place development. Apartment building.	Multiple Residential  Multiple Residential	CD (By-law No. 12184)  RM-45

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of three adjoining properties located at 14970 and 14975 - 101A Avenue and 10160 - 149 Street in Guildford Town Centre. The site is accessed from 149 Street to the west and 101A Avenue to the east.
- The site is approximately 1.35 hectares (3.35 acres) in size and is currently designated Multiple Residential in the Official Community Plan (OCP) and zoned Comprehensive Development Zone (By-law No. 11805).

- The subject site was initially part of a five-phase development called Cartier Place, which was rezoned from RS to CD (By-law No. 10539) on April 13, 1992. The corresponding original Development Permit (No. 6789-0475-00) was issued on May 7, 1992 and permitted five low-rise apartment buildings, three high-rise towers and two small amenity buildings. The overall density for Cartier Place was at a 1.5 floor area ratio (FAR).
- In 1992, portions of the Cartier Place site, which encompassed the five low-rise apartment buildings and two amenity buildings, were sold. These buildings have since been constructed and occupied. The subject three high rise lots were subsequently rezoned to a new CD Zone (By-law No. 11805) in 1993. Development Permits for three high rise towers were issued 4 times in 1995, 1998, 2001 and 2003, but all have since lapsed.
- The most recently approved Development Permit (No. 7903-0305-00), permitted a total of 345 dwelling units (which amounts to an FAR of 2.95 calculated on the total land area of existing Lots 3, 4 and 5) within three high-rise buildings, ranging in height from 18 storeys (58.5 metres / 192 ft.) to 22 storeys (68.9 metres / 226 ft.).
- The 2.95 FAR permitted under the combination of CD By-law No. 11805 and Development Permit No. 7913-0305-00, exceeds the maximum 2.0 FAR permitted under the Multiple Residential designation in the OCP for sites located within an Urban Centre. However, the rationale was that although the resulting density of the high-rise component was at an FAR of 2.95, the overall density of the larger Cartier Place development, including the low-rise component that was sold, complied with the 1.5 FAR for the entire site.
- On June 22, 2007, Application No. 7907-0173-00 was submitted to rezone the subject site from CD (By-law No. 11805) to CD (based on the RM-135 Zone), in order to permit 637 apartment units within three high rise towers, and a maximum FAR of 4.0, provided amenities or a contribution was made pursuant to Density Bonus Reserve By-law, 2008, No. 16741.
- On January 14, 2008, Planning Report No. 7907-0173-00 was forwarded to Council recommending support for the proposed rezoning and Development Permit. Council granted First and Second Readings to Rezoning By-law No. 16557, and subsequently granted Third Reading on January 28, 2008. Minor amendments were made to By-law No. 16557 to reflect changes to the Interim Bonus Density Policy. A new Public Hearing was required in this regard, and Council granted Third Reading to the amended CD By-law on October 6, 2008.
- In January 2015, the site was acquired by the current applicant, Mosaic Guildford Holdings Ltd. and Mosaic Guildford North Holdings Ltd. (MOSAIC Homes). MOSAIC Homes is not proceeding with Application No. 7907-0173-00 (Third Reading). Staff are recommending that Council close Application No. 7907-0173-00 and file associated Rezoning By-law No. 16557.

### Current Application

- The applicant has applied for a Development Permit and to rezone the subject site from CD (By-law No. 11805) to CD in order to develop two low-rise apartment buildings and 24 townhouse units, for a total of 227 dwelling units on the subject site.

- The applicant proposes to construct the project in three phases, as shown in the following table:

Building Type	Location	No. of Units	Phase	Block
4-storey apartment building	Southern portion of site	124	Phase 1	A
Townhouses	Central portion of site	24	Phase 2	A
4-storey apartment building	Northern portion of site	79	Phase 3	B

- Two of the subject lots, 14975 and 14970 – 101 Avenue will be consolidated into one lot, resulting in a total of two lots for the proposed development. As such, there will be two strata corporations; one strata for the southern apartment building and 24 townhouse units (Phases 1 and 2), and a second strata for the northern apartment building (Phase 3).
- The development proposes a total residential floor area of 19,175 square metres (206,683 sq. ft.). The following table provides the number and types of units:

	Unit Type				Total units per building
	1 bedroom units	2 bedroom units	3 bedroom units	4 bedroom units	
Apartment Building -North	28	51	0	0	79
Apartment Building- South	46	78	0	0	124
Townhouses	0	0	16	8	24
<b>Total units per type</b>	<b>74</b>	<b>129</b>	<b>16</b>	<b>8</b>	<b>227</b>

- The site is designated Multiple Residential in the Official Community Plan (OCP) which permits an FAR of 1.5. Sites designated Multiple Residential that are located within an Urban Centre in the OCP, such as the subject site, are permitted a higher FAR of 2.0. The proposed FAR of 1.36 for Block A, 1.55 for Block B, and overall FAR of 1.42 comply with the allowable FAR in the Multiple Residential designation.

- While the proposed overall FAR of 1.42 is lower than the 2.95 FAR permitted in CD By-law No. 11805, and the 4.0 FAR permitted in CD By-law No. 16557 (Third Reading and scheduled to be filed), the proposed development can be supported for the following reasons:
  - The proposal complies with the following guidelines for sites designated Multiple Residential in the OCP:
    - The project will create an appropriate interface with adjacent, slightly lower density apartment buildings that are three storeys in height;
    - The proposed four-storey apartment height is within the six-storey apartment height guideline; and
    - The proposed townhouses have underground parking.
  - The proposal complies with the following guidelines for sensitive infill development in the OCP:
    - The proposed density is a small and not overly dramatic increase relative to the density of adjacent apartment buildings;
    - The proposed housing form is compatible with the neighbourhood; and
    - The proposal includes a pedestrian walkway through the site, to provide connectivity in the area.
  - The surrounding area is established with no immediate opportunities for redevelopment on the west side of 150 Street within the vicinity of the subject site. As such, a higher form of density may not be compatible with the long term character of the surrounding area.
  - The east side of 150 Street, north of 101 Avenue is designated Town Centre in the OCP and the west side of 148 Street between 101 and 102A Avenues is designated Urban in the OCP. The proposed form of the development provides an appropriate transition between the existing Town Centre and Urban designated lands.
  - CD By-law No. 11805 permits three towers between 18-22 storeys each. The proposed four-storey apartment buildings and 24 townhouse units achieves 66% (227) of the 345 units permitted in CD By-law No. 11805, in a building form that is more compatible with the context of the area.
  - The proposed development provides a variety of unit types and sizes, ranging from 1-4 bedroom units.
  - The proposed development completes the pattern of multifamily development in this area and responds to sensitivities of area residents related to higher density development.



- At the February 24, 2014 Regular Council meeting, Council considered Corporate Report No. R035, which outlined the strategy for updating/developing Town Centre Plans. The second phase of the strategy included the development of a Town Centre Plan for Guildford. To date, a timeline has not been established for the development of the Guildford Town Centre Plan, as staff are currently updating the existing Town Centre Plans as per phase one of the strategy outlined in the Corporate Report.

#### Proposed CD By-law

- The applicant is proposing a new Comprehensive Development Zone (CD) to accommodate the proposed apartment buildings and townhouses.
- The proposed CD By-law for the subject site will generally be based upon the Multiple Residential 70 Zone (RM-70), which regulates medium density multiple unit residential buildings, and the Multiple Residential 30 Zone (RM-30) which regulates ground-oriented multiple unit residential buildings.
- The following table summarizes key differences between the existing CD Zone (By-law No. 11805) and the proposed CD Zone:

	CD By-law No. 11805	Proposed CD Zone
<b>Building Form</b>	Three (3) high-rise towers.	Medium density, medium-rise, multiple unit residential buildings and ground-oriented unit residential buildings.
<b>Floor Area Ratio (FAR)</b>	2.95 FAR	Block A: 1.40 Block B: 1.60
<b>Permitted No. of Units</b>	345	227
<b>Height</b>	58 m. – 68 m. (190 ft.-226 ft.)	Block A: 18 metres (59 ft.) for apartments and 12 metres (40 ft.) for townhouses Block B: 19 metres (62 ft.)
<b>Setbacks:</b>	Front: 7.5 m. (25 ft.) Side: 3.6 m. (12 ft.) Flanking Side: 7.5 m. (25 ft.) Rear: 7.5 m. (25 ft.)	<u>Block A</u> Front Yard (east): 7.3 m. (24 ft.) Rear Yard (west): 4.8 m. (16 ft.) Side Yard (north): 3.1 m. (10 ft.) Side Yard (south): 4.1 m. (13 ft.)  <u>Block B</u> Front Yard (west): 6.8 m. (22 ft.) Rear Yard (east): 7.6 m. (25 ft.) Side Yard (north): 6.1 m. (20 ft.) Side Yard (south): 8.0 m. (26 ft.)
<b>Indoor Amenity Space</b>	1.4 sq. m. (15 sq. ft.) per unit	3.0 sq. m. (33 sq. ft.) per unit
<b>Lot Coverage</b>	30% (may be increased to 60% with conditions)	41%

- The existing apartment building located at 14981 – 101A Avenue, to the north of the proposed townhouses, and to the east of the proposed northern apartment building, has the following approximate setbacks:
  - 7.3 metres (24 ft.) to the south building face; and
  - 6 metres (20 ft.) to the west building face.
- The proposed townhouses will be set back 3.1 metres (10 ft.) from the north lot line of Block A and has a side yard interface with the apartment building to the north located at 14981 - 101A Avenue.
- The eastern building face of the proposed north apartment building will be set back 7.6 metres (25 ft.), which exceeds the 6-metre (20 ft.) rear yard setback of the western building face of the adjacent apartment building located at 14981 – 101A Avenue.
- The east, south and west lot lines of Block A, interface with an existing internal lane, providing a greater buffer between the proposed south apartment building and the three adjacent apartment buildings located at 14980/88/98 – 101A Avenue.
- The proposed setbacks are compatible with the existing apartment buildings and the setbacks permitted in CD By-law No. 11805.
- The orientation of the proposed apartment buildings and townhouses, provide an appropriate interface with the adjacent apartment buildings.

#### PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were mailed on October 6, 2015. Staff received five responses, as summarized below (staff comments in italics).

- One respondent was opposed to the proposal, and requested the site be developed into single family homes.

*(The subject site is currently zoned for multi-family development, is designated Multiple Residential in the OCP, and is located in an Urban Centre in the OCP close to transit routes. Single family development would not be an appropriate use for the subject site.)*

- Four respondents inquired for further information on the proposal.

*(Staff clarified the proposal, and explained that the proposal is lower density than what is currently allowed on the site. CD By-law No. 11805, which currently regulates the site, permits three high rise towers. The current proposal for two apartment buildings and 24 townhouse units is compatible with the existing development in the area.)*

### Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on Wednesday, November 4, 2015 at the Guildford Recreation Centre. The PIM was held to present the proposed project to residents in the neighbourhood.
- Approximately 32 individuals attended the PIM, and a total of six (6) comment sheets were submitted by residents of the Guildford area. A staff representative from the Area Planning Division and Transportation Engineering Division were in attendance at the PIM.
- No comment sheets were received in opposition to the subject proposal. The only concerns expressed by four (4) area residents pertained to increasing the distance between the proposed buildings and the existing apartment buildings, as well as off-site drainage concerns.

*(Drainage will be addressed during the servicing design review process to ensure runoff does not impact adjacent lots. The proposed setbacks are comparable to the setbacks permitted in CD By-law No. 11805 and provide an appropriate interface with adjacent apartment buildings.)*

- In general, attendees welcomed the lower density proposal, as opposed to the three high rise towers that are currently permitted on the site under CD By-law No. 11805.

### DESIGN PROPOSAL AND REVIEW

#### Site Layout

- The proposed 227-unit project consists of two, four-storey apartment buildings and 24 townhouse units, all with underground resident parking.
- The apartment building configuration provides large courtyards and open outdoor amenity spaces.
- The apartment buildings are aligned to front the streets/lanes, with L-shape forms at internal street corners.
- The 24 townhouse units are oriented east/west, in four blocks with six homes each.
- Community mail kiosks are proposed within the amenity building and northern apartment building to serve the townhouses/south apartment building and northern apartment building respectively.

#### Building Design

- The 203 proposed apartment units range in size from 52 square metres (562 sq. ft.) to 90 square metres (966 sq. ft.). Approximately 38% of the apartment units are 1 bedroom units and the remaining units are 2 bedroom units.

- The 24 proposed townhouse units range in size from 124 square metres (1,334 sq. ft.) to 131 square metres (1,406 sq. ft.) and have 3 and 4 bedrooms respectively. Each unit will be allocated two underground parking stalls.
- The massing of the proposed development is compatible with the existing three-storey apartment buildings within the Cartier Place complex. Both of the proposed four-storey apartment buildings will be approximately 17 metres (56 ft.) tall. The proposed three-storey townhouses will generally match the height of the existing apartment building to the north.
- The three-storey townhouses break up the massing of the four-storey apartment buildings and provide diverse housing types.
- The entries into the townhouses feature a well-lit recessed portico, metal channel canopy, private entrance stoop and oversized eight-foot door with transom.
- The façade of the proposed apartment buildings consists of brick, vinyl siding and hardie siding. Materials were chosen for their durability, longevity, and ease of maintenance.
- Feature brick is used for material expression at primary entries of the two apartment buildings, amenity building and the high visibility ends of the townhouses.
- Sloped roof forms and soffit overhangs complement existing building typology.
- The colour pallet is simple and strong, with grey hardie siding to contrast white siding, and complement the black brick.
- Dark, charcoal brick features accentuate the building lobby entries and provide a material connection with the amenity building.
- With the exception of four units, all units contain a minimum of 4.6 square metres (50 sq. ft.) of private outdoor space, either as a balcony or a ground level patio/yard. Townhouses and ground floor apartment units will have private rear yard/patio space, surrounded by planters and landscaping for privacy. Hedges or wood screens will be used between units to increase privacy.

#### Public Pedestrian Walkway

- A proposed 4.5-metre (15 ft.) wide public pedestrian walkway will connect the 101A Avenue cul-de-sac at the eastern portion of the site, to 149 Street near 101A Avenue at the western portion of the site.
- Efforts were made to secure the pedestrian walkway as dedication. However, dedication of the walkway would conflict with the proposed underground parking. Therefore, the walkway will be located on private property, secured by a statutory right-of-way, and maintained by the future strata corporations.
- The proposed walkway will provide a direct east/west pedestrian connection between 102A Avenue to the north and 100 Avenue to the south.

- The walkway will consist of permeable pavers and will be flanked by a double row of trees and generous landscaping.
- Building faces will be set back a minimum of 4.0 metres (13 ft.) from the walkway to provide natural surveillance.

### Vehicle Access and Parking

- Access to the site will be provided from 149 Street and 101A Avenue.
- Two separate underground parking structures are proposed, with one level of underground parking each.
- The southern parking structure will be accessed from 101A Avenue, and provides parking for the southern apartment building and the townhouses (Block A). 196 residential parking stalls and 10 visitor parking stalls are proposed in the southern parking structure for a total of 206 underground parking stalls.
- The northern parking structure will be accessed from 149 Street, and provides parking for the northern apartment building (Block B). 98 residential parking stalls are proposed and 13 visitor parking stalls are proposed for a total of 111 parking stalls.
- In addition to emergency stairwell exits, each underground parking structure will have one lobby area with two elevators. The southern parking structure will include a northern stairwell to provide central access to the townhouses.
- Underground visitor parking in both parking structures will be separated from residential parking by an overhead mechanical gate.
- 14 surface visitor parking stalls are proposed between the southern apartment building and the townhouses. The surface parking will consist of pavers to provide a permeable surface, and to slow down traffic. Raised planters will separate and delineate parking from pathways.
- Seven parking stalls for persons with disabilities and 78 stalls for small cars are proposed, which complies with the parking requirements in the Zoning By-law.
- 29% (64 of the parking spaces) in Block A are designated for small cars.
- 13% (14 of the parking spaces) in Block B are designated for small cars.
- 274 bicycle storage spaces are proposed, which slightly exceeds the minimum requirement of 273 bicycle storage spaces.
- A total of 383 parking stalls are required based on the proposed number of units and unit types. A total of 328 parking stalls are proposed, which is 15% less than the required number of parking stalls.

- Given that the site is in close proximity to frequent transit along 104 Avenue and 152 Street, and that the site is within an Urban Centre in the OCP, the proposed parking reduction is supported and is incorporated in the proposed CD Zone.
- The following table provides a summary of the proposed and required on-site parking:

		<b>2+ bedroom apartment unit</b>	<b>1 bedroom apartment unit</b>	<b>Townhouse unit</b>	<b>Visitor Parking</b>	<b>Total Parking</b>
<b>Proposed number of parking stalls</b>	Block A	100	48	48	24	328
	Block B	66	28	N/A	14	
<b>Required number of parking stalls under the Zoning By-law</b>		194 (1.5 stalls per unit)	96 (1.3 stalls per unit)	48 (2.0 stalls per unit)	45 (.20 stalls per unit)	383

- A portion of the underground parking facility is approximately 2.5 metres (8 ft.) above existing grade, which exceeds the 0.8 metre (2.6 ft.) height permitted in the Zoning By-law but permitted in the CD Zone. The proposed height increase is partially due to the grade change in the site, which slopes downward to the east, and to keep the ground floor units above existing grade at the higher portions of the site. The exposed portion of the underground parking structure will be terraced and landscaped near the property lines.
- The adjoining 101A Avenue is a limited local road that connects to 150 Street to the east of the subject site. Currently, this intersection at 150 Street and 101A Avenue is a full movement intersection. However, this intersection is in close proximity (55 metres / 180 ft.) of the signalized intersection at 150 Street and 101 Avenue.
- The proposed development, specifically the southern parking structure, will generate additional traffic at the intersection of 150 Street and 101A Avenue. In order to provide safer turning movements, the intersection at 150 Street and 101A Avenue will be modified by the City to permit right-in/right-out movements only, by introducing a median along 150 Street.
- It is anticipated that these works will take place prior to Phase 1 (estimated completion date is May 2018) receiving final occupancy. Staff will provide notification letters to area residents in advance of the intersection modifications.

Indoor and Outdoor Amenity Spaces

- The development is required to provide 681 square metres (7,330 sq. ft.) of outdoor amenity space and 681 square metres (7,330 sq. ft.) of indoor amenity space. These requirements are consistent with the RM-30 and RM-70 Zones.
- Two separate outdoor amenity areas are proposed, each located near the courtyard entry into the proposed apartment buildings. The combined area of the outdoor amenity areas is 681 square metres (7,330 sq. ft.), which meets the minimum requirement.

- The outdoor amenity areas consist of lawn, tables and seating. Extensive tree plantings will provide shade and comfort during warm seasons.
- A single storey indoor amenity building is proposed under Phase 1 and consists of a common room, office, washroom and small storage room. It is integrated with the southern outdoor amenity space to encourage observation and engagement between the two interior/exterior spaces.
- The strong, pure form of the brick clad amenity building sits in a prominent location in the amenity courtyard, serving as the centerpiece of the proposed development.
- A second, smaller 37-square metre (397 sq. ft.) indoor amenity space is proposed in the northwest corner of the northern apartment building, and consists of a meeting room.
- A total of 149 square metres (1,600 sq. ft.) of indoor amenity space is proposed, which does not meet the minimum requirement. The applicant will provide a monetary contribution of \$212,400 (based on \$1,200 per unit of the indoor amenity space required) in accordance with City policy to address this shortfall.
- The applicant provided the following justification for the reduction in the indoor amenity space:
  - The applicant is targeting first time home buyers for the sale of all units. First time home buyers are price sensitive. In order to keep the strata fees low, the amenity spaces have been simplified and designed in an easy to maintain manner.
  - The primary use of indoor amenity spaces is for strata meetings. Both indoor amenity spaces can accommodate strata meetings.
  - The amenity building (the larger of the two indoor amenity spaces) can accommodate larger groups and potentially be rented for functions.
  - The subject site is located approximately 1 kilometre (0.6 mi.) south of the Guildford Recreation Centre, which offers various indoor amenities and programs.
- Although there will be two separate strata corporations for the proposed development, future residents will have shared access to all of the amenity spaces. An access easement will be registered in this regard.

### Public Art

- The proposed development application is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant (Corporate Report No. R051 approved by Council on March 14, 2011).
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.

TREES

- Norman Hol, ISA Certified Arborist of Arbortech Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	9	9	0
Cottonwood	9	9	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Flowering Cherry	1	1	0
Linden	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>22</b>	
<b>Total Retained and Replacement Trees</b>		<b>22</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 2 mature trees on the site, excluding Alder and Cottonwood trees. 18 existing trees, approximately 90% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 22 replacement trees on the site. The applicant is proposing 22 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including, but not limited to, Maple, Styra, Spruce, Ash and Pine trees.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site.



Landscaping

- Layers of shrubs and/or trees will be planted along most of the perimeter of the site to provide a buffer along the existing lane or existing apartment buildings.
- Planting design adjacent the street will generally be restricted to shrubs that are less than 1 metre tall (3 ft.), and tree canopies that are above 2 metres (7 ft.) to provide clear sightlines and to limit hiding places.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is an infill site, is located near frequent transit, and is an Urban Centre in the OCP.</li> <li>• The proposal is consistent with the Multiple Residential designation in the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Apartment and Townhouse units are proposed, with 1-4 bedroom units.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils, rain barrels, sediment control devices and permeable pavement will be incorporated into the development.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bicycle storage spaces will be provided.</li> <li>• An east/west public pedestrian walkway is proposed through the site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Lighting is proposed along all on-site pedestrian walkways.</li> <li>• Landscaping, such as hedges and shrubs, will be used to separate public and private interfaces to promote security.</li> <li>• Indoor and outdoor amenity spaces will be accessible to all residents.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The applicant held a Public Information Meeting on November 4, 2015.</li> <li>• Pre-notification letters were mailed to area residents and development proposal signs were installed on-site.</li> <li>• Occupants will be provided with a MOSAIC Homeowner Manual at the time of sale.</li> </ul>

ADVISORY DESIGN PANEL

- The application was initially reviewed by the ADP on November 12, 2015. During this initial review, the ADP recommended minor changes and requested that the project be brought back to the ADP for a second review. The application was subsequently reviewed by the ADP through an electronic review process during the first week of December 2015. The ADP considered the applicant's revised submission an improvement, and provided additional comments (Appendix VI), which the applicant will address prior to consideration of final adoption of the rezoning by-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Consolidation Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	Proposed Site Plan, Building Elevations and Landscape Plan
Appendix VIII.	Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/dk

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KD 12/10/15 12:25 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. Agent:           Name:           Stephanie Bird  
                               Address:         Mosaic Guildford North Holdings Ltd.  
  2609 - Granville Street, Suite 500  
  Vancouver, BC V6H 3H3  
  
                               Tel:                 604-685-3888

2. Properties involved in the Application

- (a)   Civic Addresses:     14970 - 101A Avenue  
  14975 - 101A Avenue  
  10160 - 149 Street
  
- (b)   Civic Address:      14970 - 101A Avenue  
       Owner:             Mosaic Guildford Holdings Ltd  
       PID:                017-768-667  
       Lot 3 Section 29 Block 5 North Range 1 West New Westminster District Plan LMP4420
  
- (c)   Civic Address:      14975 - 101A Avenue  
       Owner:             Mosaic Guildford Holdings Ltd  
       PID:                017-768-675  
       Lot 4 Section 29 Block 5 North Range 1 West New Westminster District Plan LMP4420
  
- d)   Civic Address:      10160 - 149 Street  
       Owner:             Mosaic Guildford North Holdings Ltd  
       PID:                017-768-683  
       Lot 5 Section 29 Block 5 North Range 1 West New Westminster District Plan LMP4420

3. Summary of Actions for City Clerk's Office

- (a)   File By-law No. 16557 and close Land Development Project No. 7907-0173-00 and all applications associated with this project.
  
- (b)   Introduce a By-law to rezone the site.

# SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RM-30 and RM-70)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.34 ac.
Hectares	1.35 ha
<b>NUMBER OF LOTS</b>	
Existing	3
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	63.4 m. – 100 m.
Range of lot areas (square metres)	4,028 sq. m. – 9,505 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	1.5 upha / .6 upa
Lots/Hectare & Lots/Acre (Net)	N/A
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	38.77%
Estimated Road, Lane & Driveway Coverage	7.45%
Total Site Coverage	46.22%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

# DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30 and RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		3.34 ac.
Road Widening area		N/A
Undevelopable area		N/A
Net Total		3.34 ac.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		38.7%
Paved & Hard Surfaced Areas		5.5%
Total Site Coverage		44.2%
<b>SETBACKS</b> ( in metres)		
<b>BLOCK A</b>		
Front (east)		7.3 m.
Rear (west)		4.8 m.
Side (north)		3.1 m.
Side (south)		4.1 m.
<b>BLOCK B</b>		
Front (west)		6.8 m.
Rear (east)		7.6 m.
Side (north)		6.1 m.
Side (south)		8.0 m.
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal - Block A		18 m. (apartments) 12 m. (townhouses)
Principal - Block B		19 m.
Accessory		11 m.
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		0
One Bed		74
Two Bedroom		129
Three Bedroom +		24
Total		227
<b>TOTAL FLOOR AREA: Residential</b>		19,200 sq. m.

**Development Data Sheet cont'd**

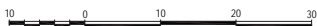
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		168 upha / 68 upa
# of units/ha /# units/acre (net)		168 upha / 68 upa
FAR (gross)		1.42
FAR (net)		1.42
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	681 sq. m.	149 sq. m.
Outdoor	681 sq. m.	681 sq. m.
<b>PARKING (number of stalls)</b>		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom	96	76
2-Bed	194	166
Townhouse	48	48
Residential Visitors	45	38
Institutional		
Total Number of Parking Spaces	383	328
Number of disabled stalls	6	7
Number of small cars	82	78
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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REFERENCE PLAN OF LOT 3 AND LOT 4 SECTION 29 BLOCK 5 NORTH RANGE 1 WEST  
NEW WESTMINSTER DISTRICT PLAN LMP4420

PLAN EPP54674

Pursuant to Section 100 (1) (b) of the Land Title Act  
BCGS 92G 016



The intended plot size of this plan is 432mm in width  
568mm in height (C Size)  
when plotted at a scale of 1:500



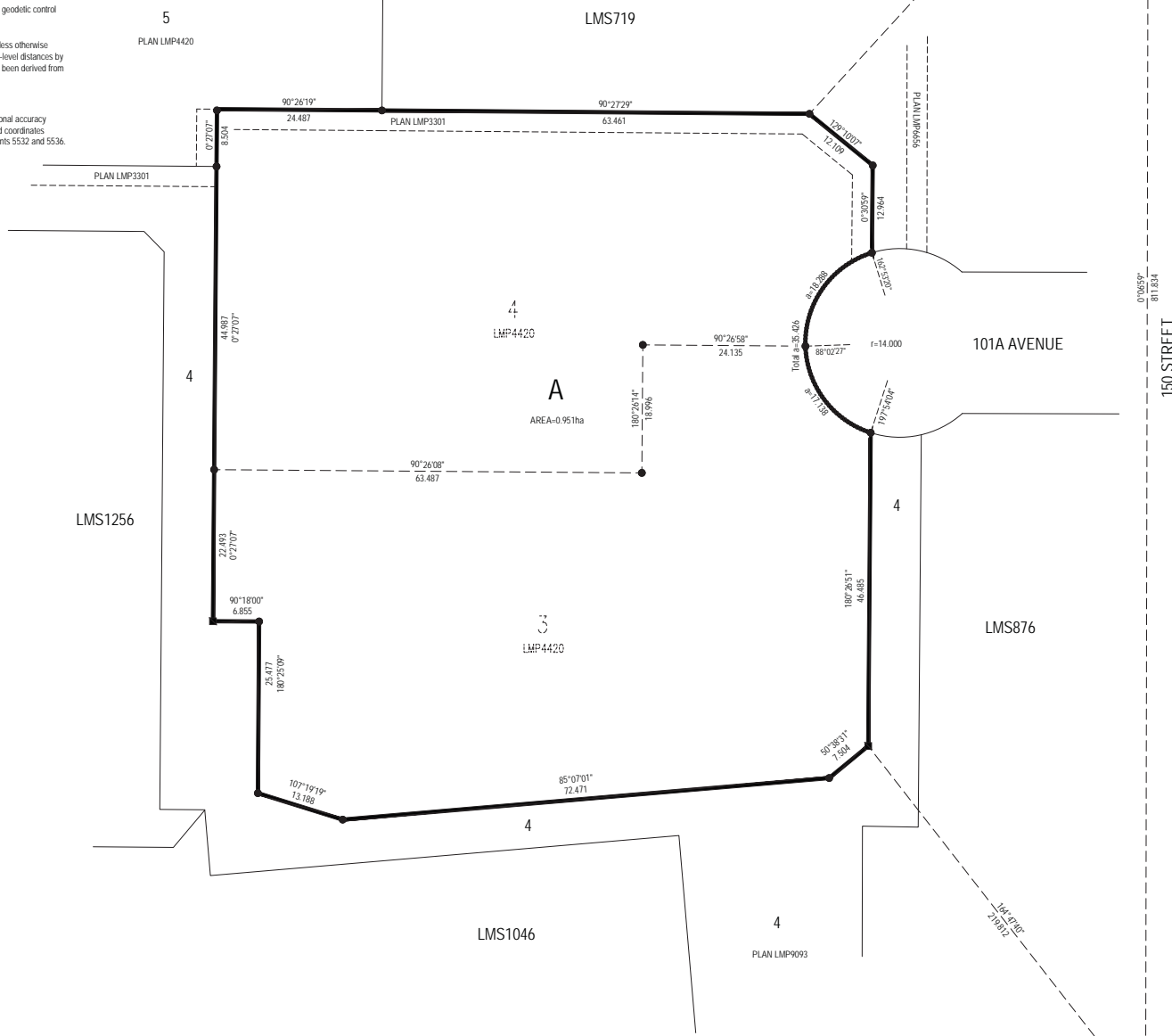
Integrated Survey Area No 1, Surrey  
NAD83(CSRS) 4.0.0.BC.1.GVRD  
Grid bearings are derived from observations between geodetic control  
monuments 5532 and 5536.

This plan shows horizontal ground-level distances unless otherwise  
specified. To compute grid distances, multiply ground-level distances by  
the average combined factor of 0.9995909 which has been derived from  
control monuments 5532 and 5536.

The UTM coordinates and estimated horizontal positional accuracy  
achieved have been derived from MASCOOT published coordinates  
and standard deviations for geodetic control monuments 5532 and 5536.

OCM 5532 UTM ZONE 10  
N= 5448759.821±0.006  
E= 514103.621±0.007  
NAD83(CSRS) 4.0.0.BC.1.GVRD  
COMBINED FACTOR 0.9995908  
ESTIMATED HORIZONTAL ACCURACY ±0.02

SECTION 29  
BLOCK 5 NORTH  
RANGE 1 WEST



- LEGEND
- INDICATES STANDARD IRON POST FOUND
  - LEAD PLUG FOUND
  - STANDARD IRON POST PLACED
  - LEAD PLUG PLACED
  - ▲ CONTROL MONUMENT FOUND
  - U UNREGISTERED

**OLSEN & ASSOCIATES**  
BRITISH COLUMBIA LAND SURVEYORS  
204-15585 24th AVENUE, SURREY, B.C. V4A 2J4  
PHONE: 604-531-4067 Fax: 604-531-5811  
email: info@olsensurveying.ca  
File No 17812RE

OCM 5536 UTM ZONE 10  
N= 5447948.321±0.007  
E= 514101.971±0.008  
NAD83(CSRS) 4.0.0.BC.1.GVRD  
COMBINED FACTOR 0.9995910  
ESTIMATED HORIZONTAL ACCURACY ±0.02

THIS PLAN LIES WITHIN GREATER  
VANCOUVER REGIONAL DISTRICT  
The field survey represented by this plan was  
completed on the 30th day of October, 2015  
G.A. Rowbotham, BCLS No.675

---

TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **December 9, 2015** PROJECT FILE: **7815-0223-00**

---

RE: **Engineering Requirements  
Location: 10160 149 Street, 14970/75 101A Avenue**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- provide 4.5 m pedestrian passage through the development from 149 Street to 101A Avenue.

#### *Works and Services*

- Construct west side of 149 Street to the Through Local Road standard.
- At Building Permit, construct pedestrian passage from 149 Street to 101A Avenue.
- Construct 0.6 m concrete median along 150 Street to limit movements to/from 101A Avenue to right-in/right-out only.
- Provide each lot with storm, water, and sanitary service connections.

A Servicing Agreement is required prior to Rezoning and Subdivision.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



<sup>per</sup>  
Rémi Dubé, P.Eng.  
Development Services Manager

sk





Wednesday, October 07, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15-0223-00

**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. This development may increase enrolment beyond the projections shown below.

**SUMMARY**

The proposed 24 Townhouse units and 203 lowrise units are estimated to have the following impact on the following schools:

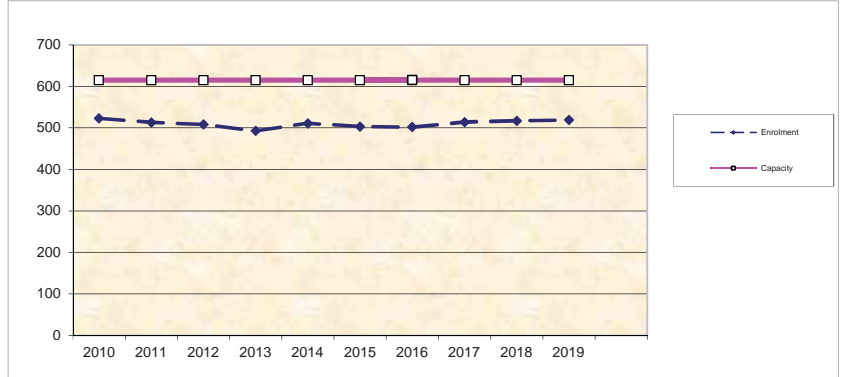
**Projected # of students for this development:**

Elementary Students:	17
Secondary Students:	10

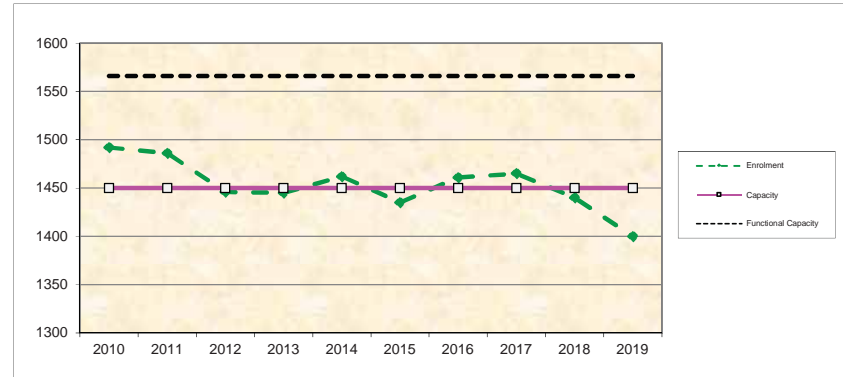
September 2014 Enrolment/School Capacity

<b>Bonaccord Elementary</b>	
Enrolment (K/1-7):	62 K + 449
Capacity (K/1-7):	40 K + 575
<b>Johnston Heights Secondary</b>	
Enrolment (8-12):	1462
Nominal Capacity (8-12):	1450
Functional Capacity*(8-12):	1566

**Bonaccord Elementary**



**Johnston Heights Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



## TREE REPLACEMENT

Pursuant to Surrey Tree Protection Bylaw No. 16100 for On-Site and City Boulevard Removal Trees, following are the Tree Replacement Calculations:

**Table 3.** Tree Retention and Replacement Summary

<i><b>Tree Retention:</b></i>	<b>On-Site</b>	<b>City</b>	<b>Total</b>
Trees to be Retained	0	1	<b>1</b>
Trees to be Removed	20	0	<b>20</b>
<b>Total Trees Considered</b>	<b>20</b>	<b>1</b>	<b>21</b>

<i><b>Tree Replacement:</b></i>	<b>Quan</b>	<b>Subtotal</b>	<b>Quan</b>	<b>Subtotal</b>	<b>Total</b>
2:1 Replacement Quota	2 X2	<b>4</b>	0 X2	<b>0</b>	<b>4</b>
1:1 Replacement Quota	18 X1	<b>18</b>	0 X1	<b>0</b>	<b>18</b>
<b>Total Replacement Trees Required</b>		<b>22</b>			<b>22</b>

Based on bylaw criteria, 22 trees are required to be planted. The tree replacement design is specified by the project landscape architect. If the required quantity of replacement trees cannot be achieved within the site, then the owner may seek approval for planting in other locations, and/or the city may seek cash-in-lieu contribution to the Green Fund for use in Parks Department Tree Planting Programme.

## SUMMARY RECOMMENDATIONS

Long term tree preservation success will only be possible if the trees are protected to respect the alignments and restrictions of the Tree Protection Zones (TPZ) as detailed on the Tree Management Drawing attached. Considering the findings herein, the recommendations for the treatment of the existing trees within the proposed development are summarized as follows:

1. Check with the municipality for approvals of the tree retention and removal scheme before proceeding with any tree treatments, site preparation activities, demolition or construction.
2. Maintain compliance to the tree protection measures and/or implement other treatments specified for retention trees (on-site and off-site) during demolition, site preparation and construction phases in compliance with the Tree Management Drawing and pursuant to municipal regulations and requirements.
3. Undertake specified enhancement or mitigation treatments within or adjacent to TPZ including but not limited to; root pruning, soil enhancements, pruning to manage the health and structure of the tree, pruning for construction or land use required clearances, low impact site preparation or excavations for services, utilities, footings, foundations, retaining walls, driveways, patios, sidewalks or other hard landscape features.
4. All applicable design drawings for this project should be coordinated to fully comply with the tree protection specifications as shown on the Tree Management Drawing (attached). Inclusion of this drawing and report in the project specifications is strongly recommended.
5. All contractors, subcontractors and trades undertaking any scope of construction on the project in proximity to retained trees should be made aware of the restrictions and

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# Advisory Design Panel Notes

City Hall  
13450 – 104 Avenue  
Surrey, BC V3X 3A2  
Wednesday, December 2, 2015

## Panellists:

T. Coady  
K. Johnston  
G. McGarva  
L. Mickelson  
D. Ramslie  
C. Taylor  
S. Vincent

## Support Staff:

M. Rondeau, Acting City Architect, Planning & Development  
L. Luaifoa, Legislative Services

## A. ELECTRONIC REVIEW

File No.:	7915-0223-00
New or Resubmit:	Resubmit
Last Submission Date:	November 12, 2015
Description:	4-storey apartment building and 24 townhouse units
Address:	14970/75 – 101A Avenue and 10160 – 149 Street (Guildford)
Developer:	MOSAIC Homes
Architect:	Raymond Letkeman Architects Inc.
Landscape Architect:	Sharp and Diamond
Planner:	Jeff Denney
Urban Design Planner:	Mary Beth Rondeau

## STATEMENT OF REVIEW COMMENTS

Generally the Panel considered the resubmission had improved the architectural order with the changes to the palette of textural and colour changes.

### Building Form and Character

- The 6" vinyl siding is being used somewhat relentlessly and could benefit from further detailed variations. The details of the window header and sill don't allow the depth to be shown.
- The long solid roof form remains a concern. However, the apartment building entrance with the brick and roof articulation are an improvement.
- Natural daylight access into the very long corridors was identified at the previous ADP review and would be an improvement to address this.
- The gable ends of the townhouses would benefit from the use of brick on both ends.
- For the auto court parking area, the change to reduce 2 parking stalls is a minimal response.

**Landscape**

- Generally, the landscape issues have been well addressed; however, the landscape zone between the residential and the parking could be improved.

**Sustainability**

- The sustainability rationale provided with the resubmission is helpful; however, many of the features were postponed to the building permit stage which is disappointing. Features such as building envelope and mechanical can be identified at the development permit stage.
- Using Build Green or similar rating tool would be a benefit.

**B. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, December 10, 2015, at 4:00 pm in 2E-Community Room B.

---

Jane Sullivan, City Clerk

---

Leroy Mickelson, Advisory Design Panel

**DRAWING LIST:**

- SK-0.00 COVER SHEET
- SK-0.01 CHARACTER PRECEDENTS
- SK-0.02 PERSPECTIVE MODEL VIEWS
- SK-0.03 PERSPECTIVE MODEL VIEWS
- SK-1.01 DEVELOPMENT SUMMARY
- SK-1.02 CONTEXT PLAN
- SK-1.03 SITE CONTEXT
- SK-1.03A SITE CONTEXT
- SK-1.04 SURVEY PLAN
- SK-1.05 SITE PLAN
- SK-1.06 SHADOW ANALYSIS
- SK-1.07 PHASING PLAN
- SK-2.00 PARKING LEVEL, P1 PLAN
- SK-2.01 MAIN FLOOR PLAN
- SK-2.02 SECOND FLOOR PLAN
- SK-2.03 THIRD FLOOR PLAN
- SK-2.04 FOURTH FLOOR PLAN
- SK-2.05 ROOF PLAN
- SK-2.06 SOUTH BUILDING ELEVATIONS
- SK-2.07 SOUTH BUILDING ELEVATIONS
- SK-2.08 SOUTH BUILDING ELEVATIONS
- SK-2.09 SOUTH BUILDING ELEVATIONS
- SK-2.10 NORTH BUILDING ELEVATIONS
- SK-2.11 NORTH BUILDING ELEVATIONS
- SK-2.12 STREETSCAPE ELEVATIONS
- SK-2.13 CONDO MATERIALS & COMPONENTS
- SK-3.00 UNIT A & B TYPE PLANS
- SK-3.01 UNIT B & C TYPE PLANS
- SK-3.02 UNIT D TYPE PLANS
- SK-4.00 TOWN HOMES BUILDING PLAN
- SK-4.01 TOWN HOMES BUILDING ELEVATIONS
- SK-4.02 TOWN HOMES BUILDING SEGMENT ELEVATIONS
- SK-4.03 TOWN HOMES MATERIALS & COMPONENTS
- SK-5.00 UNIT F PLANS
- SK-5.01 UNIT F1 PLANS
- SK-6.00 AMENITY BUILDING PLANS
- SK-6.01 AMENITY BUILDING ELEVATIONS
- SK-7.00 SITE SECTIONS
- SK-7.01 SITE SECTIONS
- SK-7.02 SITE SECTIONS
- SK-7.03 WALL SECTIONS
- SK-8.00 Details



# Guildford Condo & Cityhome Development

SURREY, BC

**MOSAIC**

**Guildford  
 Condo  
 & Cityhome  
 Development**  
 101A Avenue  
 Surrey, B.C.

November 20, 2015



**MOSAIC**

**Guildford  
Condo  
& Cityhome  
Development**  
101A Avenue  
Surrey, B.C.

**Condo, Amenity, &  
Cityhome  
Perspective**

November 27, 2015

Model Views

SK-0.02





# Development Summary

**APPROXIMATE GROSS NORTH SITE AREA** 1.00 ACRES 43,337 SF  
**PROPOSED FSI** 1.51 62,277 SF  
**PROPOSED SITE COVERAGE** 29.6% 17,142 SF

**BUILDING SETBACKS**

NORTH PROPERTY LINE TO NORTH BUILDING 6.0 METRES  
 EAST PROPERTY LINE TO NORTH BUILDING 7.6 METRES  
 SOUTH BSH FLOOR TO NORTH BUILDING 1.5 METRES  
 WEST PROPERTY LINE TO NORTH BUILDING 6.0 METRES

**PROPOSED MAXIMUM BUILDING HEIGHT (FROM A.V.C. EXISTING GRADE)** (17.22 M) 56.5 FT

**PROPOSED NORTH APARTMENT DEVELOPMENT**

Unit Type	Adapt. Level	Parking	1st Floor	2nd Floor	3rd Floor	4th Floor	Total Units	Unit Area	Total Area	Unit Mix
A 1 BR	0	2	2	2	2	2	7	28 563 SF	15,736 SF	31%
B 2BR	0	6	6	6	6	6	24	295 SF	15,080 SF	30%
B1 2BR	0	4	5	5	5	5	19	802 SF	15,330 SF	24%
C1 2BR	0	1	1	1	1	1	4	877 SF	3,508 SF	1%
D 2BR + DEN	0	1	1	1	1	1	4	966 SF	3,864 SF	5%
<b>UNIT/FLOOR</b>	0	19	20	20	20	20	78	UNITS		
<b>UNIT AREA/FLOOR</b>	0 SF	13,755 SF	14,587 SF	14,537 SF	14,537 SF		57,426 SF		100%	
<b>COMMON AREA</b>	0 SF	2,635 SF	2,273 SF	2,273 SF	2,273 SF		9,454 SF			
<b>AMENITY AREA</b>	397 SF									
<b>GROSS FLOOR AREA</b>	0 SF	16,787 SF	16,838 SF	16,838 SF	16,838 SF		67,277 SF			
<b>NET EFFICIENCY</b>		84 %	86 %	86 %	86 %				85 %	

**REQUIRED OUTDOOR AMENITY AREA 3 SA/UNIT** ( 237 SA) 2,551 SF  
**PROVIDED OUTDOOR AMENITY AREA** ( 354 SA) 4,240 SF

**ANTICIPATED PARKING (INDENT)**

	1.00 CARS/UNIT	28 UNITS	38 CARS	1.31 CARS/UNIT	36 CARS
1 BEDROOM PARKING	1.31 CARS/UNIT	51 UNITS	67 CARS	1.50 CARS/UNIT	77 CARS
VISITOR PARKING	0.20 CARS/UNIT	79 UNITS	16 CARS	0.20 CARS/UNIT	16 CARS
<b>TOTAL</b> ( 1.40 CARS/UNIT )			111 CARS	( 1.63 CARS/UNIT )	129 CARS

**NOTES:** DISABLED PARKING REQUIRED (6x1) 10/00 UNITS 2 CARS  
 PERMITTED SMALL CARS 25 % 28 CARS

**PROVIDED PARKING**

	1.40 CARS/UNIT	132 CARS
RESIDENTIAL UIC PARKING		96 CARS
VISITOR SURFACE PARKING		36 CARS
<b>TOTAL</b> ( 1.42 CARS/UNIT )		132 CARS

DISABLED PARKING PROVIDED (6x1) 3 CARS  
 PROVIDED SMALL CARS (6x1) 13% 15 CARS

**REQUIRED BICYCLE STORAGE** 1.20 /UNIT 95 BICYCLES

**PROVIDED BIKE STORAGE** 188 BICYCLES

**APPROXIMATE GROSS SOUTH SITE AREA** 2.35 ACRES 102,315 SF  
**PROPOSED FSI** 1.36 176,263 SF  
**PROPOSED SITE COVERAGE** 38.3% 39,164 SF

**PROPOSED MAXIMUM BUILDING HEIGHT (FROM A.V.C. EXISTING GRADE)** 116.76 M 1 55 FT

**BUILDING SETBACKS**

NORTH 2M BOULEVARD S.O.W. TO SOUTH BUILDING 4.8 METRES  
 EAST PROPERTY LINE TO SOUTH BUILDING 7.5 METRES  
 SOUTH PROPERTY LINE TO SOUTH BUILDING 3.0 METRES  
 WEST PROPERTY LINE SOUTH SECTION TO SOUTH BUILDING 4.8 METRES  
 WEST PROPERTY LINE NORTH SECTION TO SOUTH BUILDING 9.3 METRES  
 NORTH PROPERTY LINE TO TOWNHOUSE BUILDINGS 3.1 METRES  
 EAST PROPERTY LINE TO TOWNHOUSE BUILDINGS 7.3 METRES  
 SOUTH 0.34 ROW TO TOWNHOUSE BUILDINGS 2.5 METRES  
 WEST 0.34 ROW TO TOWNHOUSE BUILDINGS 3.5 METRES

**PROPOSED SOUTH APARTMENT DEVELOPMENT**

Unit Type	Adapt. Level	Parking	1st Floor	2nd Floor	3rd Floor	4th Floor	Total Units	Unit Area	Total Area	Unit Mix
A 1 BR	0	9	9	9	9	9	36	562 SF	20,232 SF	29%
A1 1 BR	1	1	1	1	1	1	5	619 SF	3,095 SF	2%
A2 1 BR	1	1	1	1	1	1	5	662 SF	3,311 SF	2%
B 2BR	0	6	6	6	6	6	24	770 SF	18,480 SF	15%
B1 2BR	3	3	3	3	3	3	12	802 SF	9,624 SF	10%
B2 1 BR	2	2	2	2	2	2	8	700 SF	5,600 SF	4%
B3 2 BR	3	3	3	3	3	3	12	802 SF	9,624 SF	10%
C 2BR	1	1	1	1	1	1	4	841 SF	3,364 SF	3%
C1 2BR	1	1	1	1	1	1	4	823 SF	3,292 SF	3%
C2 2BR	2	2	2	2	2	2	8	877 SF	7,016 SF	6%
D3 2BR	2	2	2	2	2	2	8	916 SF	7,328 SF	6%
<b>UNIT/FLOOR</b>	0	31	31	31	31	31	124	UNITS		
<b>UNIT AREA/FLOOR</b>	0 SF	22,271 SF	22,271 SF	22,889 SF	22,889 SF		91,528 SF		100%	
<b>COMMON AREA</b>	0 SF	2,809 SF	3,294 SF	3,357 SF	3,357 SF		14,308 SF			
<b>GROSS FLOOR AREA</b>	0 SF	26,271 SF	28,365 SF	28,365 SF	28,365 SF		119,646 SF			
<b>NET EFFICIENCY</b>		86 %	86 %	87 %	87 %				86 %	

**PROPOSED CITYHOME DEVELOPMENT**

Unit Type	Total Units	Unit Area	Total Area
F 3BD	16	1,234 SF	21,344 SF
F1 3BD	8	1,406 SF	11,248 SF
<b>GROSS FLOOR AREA</b>	24		32,592 SF

**AMENITY BUILDING** 1,295 SF

**TOTAL DEVELOPMENT (GROSS AREA)** 286,548 SF

**REQUIRED OUTDOOR AMENITY AREA 3 SA/UNIT** ( 444 SA) 4,279 SF  
**PROVIDED OUTDOOR AMENITY AREA** ( 287 SA) 3,090 SF

**ANTICIPATED PARKING (SOUTH)**

	1.00 CARS/UNIT	48 UNITS	48 CARS	1.30 CARS/UNIT	63 CARS
1 BEDROOM PARKING	1.31 CARS/UNIT	76 UNITS	100 CARS	1.50 CARS/UNIT	114 CARS
CITYHOME PARKING	1.60 CARS/UNIT	24 UNITS	38 CARS	2.00 CARS/UNIT	48 CARS
VISITOR PARKING	0.20 CARS/UNIT	148 UNITS	29 CARS	0.20 CARS/UNIT	29 CARS
<b>TOTAL</b> ( 1.46 CARS/UNIT )			216 CARS	( 1.72 CARS/UNIT )	254 CARS

**NOTES:** DISABLED PARKING REQUIRED (6x1) 11/00 UNITS 3 CARS  
 PERMITTED SMALL CARS 25 % 54 CARS

**PROVIDED PARKING**

	1.46 CARS/UNIT	216 CARS
RESIDENTIAL UIC PARKING		186 CARS
VISITOR UIC PARKING		16 CARS
VISITOR SURFACE PARKING		14 CARS
<b>TOTAL</b> ( 1.46 CARS/UNIT )		216 CARS

DISABLED PARKING PROVIDED (6x1) 5 CARS  
 PROVIDED SMALL CARS (6x1) 30% 65 CARS

**REQUIRED BICYCLE STORAGE** 1.20 /UNIT 178 BICYCLES

**PROVIDED BIKE STORAGE** 178 BICYCLES

**APPROXIMATE GROSS NORTH & SOUTH SITE AREA** 3.34 ACRES 145,678 SF  
**PROPOSED TOTAL FSI** 1.42 286,548 SF  
**PROPOSED TOTAL SITE COVERAGE** 38.7% 56,386 SF

**PROPOSED TOTAL DEVELOPMENT**

Unit Type	Adapt. Level	Parking	1st Floor	2nd Floor	3rd Floor	4th Floor	Total Units	Unit Area	Total Area	Unit Mix
A 1 BR	0	2	2	2	2	2	16	562 SF	35,968 SF	32%
A1 1 BR	1	1	1	1	1	1	5	619 SF	3,095 SF	1%
A2 1 BR	1	1	1	1	1	1	5	662 SF	3,311 SF	1%
B 2BR	0	6	6	6	6	6	24	770 SF	18,480 SF	15%
B1 2BR	3	3	3	3	3	3	12	802 SF	9,624 SF	10%
B2 1 BR	2	2	2	2	2	2	8	700 SF	5,600 SF	4%
B3 2 BR	3	3	3	3	3	3	12	802 SF	9,624 SF	10%
C 2BR	1	1	1	1	1	1	4	841 SF	3,364 SF	3%
C1 2BR	1	1	1	1	1	1	4	823 SF	3,292 SF	3%
C2 2BR	2	2	2	2	2	2	8	877 SF	7,016 SF	6%
D3 2BR	2	2	2	2	2	2	8	916 SF	7,328 SF	6%
<b>UNIT/FLOOR</b>	0	50	51	51	51	51	203	UNITS		
<b>UNIT AREA/FLOOR</b>	0 SF	26,322 SF	27,134 SF	27,271 SF	27,271 SF		108,068 SF		100%	
<b>COMMON AREA</b>	0 SF	6,279 SF	6,261 SF	5,624 SF	5,624 SF		23,730 SF			
<b>AMENITY AREA</b>	397 SF									
<b>GROSS FLOOR AREA</b>	0 SF	43,158 SF	43,195 SF	43,195 SF	43,195 SF		172,743 SF			
<b>NET EFFICIENCY</b>		84 %	86 %	87 %	87 %				86 %	

**PROPOSED CITYHOME DEVELOPMENT**

Unit Type	Total Units	Unit Area	Total Area
F 3BD	16	1,234 SF	21,344 SF
F1 3BD	8	1,406 SF	11,248 SF
<b>GROSS FLOOR AREA</b>	24		32,592 SF

**AMENITY BUILDING** 1,295 SF

**TOTAL DEVELOPMENT (GROSS AREA)** 286,548 SF

**REQUIRED OUTDOOR AMENITY AREA 3 SA/UNIT** ( 481 SA) 7,330 SF  
**PROVIDED OUTDOOR AMENITY AREA** ( 661 SA) 7,330 SF

**TOTAL ANTICIPATED PARKING**

	1.00 CARS/UNIT	78 UNITS	78 CARS	1.30 CARS/UNIT	99 CARS
1 BEDROOM PARKING	1.31 CARS/UNIT	122 UNITS	166 CARS	1.50 CARS/UNIT	191 CARS
CITYHOME PARKING	1.60 CARS/UNIT	24 UNITS	38 CARS	2.00 CARS/UNIT	48 CARS
VISITOR PARKING	0.20 CARS/UNIT	222 UNITS	45 CARS	0.20 CARS/UNIT	45 CARS
<b>TOTAL</b> ( 1.44 CARS/UNIT )			236 CARS	( 1.69 CARS/UNIT )	383 CARS

**NOTES:** DISABLED PARKING REQUIRED (6x1) 10/00 UNITS 5 CARS  
 PERMITTED SMALL CARS 25 % 87 CARS

**PROVIDED PARKING**

	1.44 CARS/UNIT	328 CARS
RESIDENTIAL UIC PARKING		283 CARS
VISITOR UIC PARKING		22 CARS
VISITOR SURFACE PARKING		23 CARS
<b>TOTAL</b> ( 1.44 CARS/UNIT )		328 CARS

DISABLED PARKING PROVIDED (6x1) 5 CARS  
 PROVIDED SMALL CARS (6x1) 24% 80 CARS

**REQUIRED BICYCLE STORAGE** 1.20 /UNIT 273 BICYCLES

**PROVIDED BIKE STORAGE** 278 BICYCLES



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Submission for Rezoning / Development Permit (Re-submission No. 3) November 27, 2015 File No. 2015-0223



Guildford Condo & Cityhome Development  
 101A Avenue  
 Surrey, B.C.

Development Summary

November 27, 2015



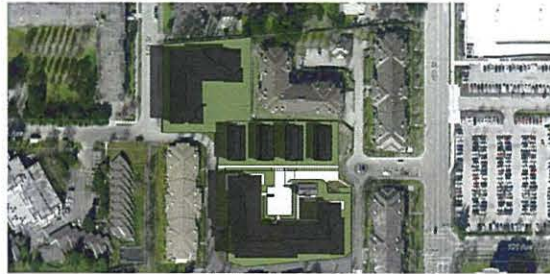
**MOSAIC**

**Guildford Condo & Cityhome Development**  
 101A Avenue  
 Surrey, B.C.

**Site Plan**  
 1/32" = 1'-0"  
 November 27, 2015



March 21, 9am



June 21, 9am



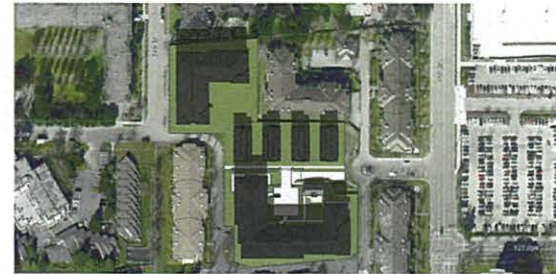
September 21, 9am



March 21, 12pm



June 21, 12pm



September 21, 12pm



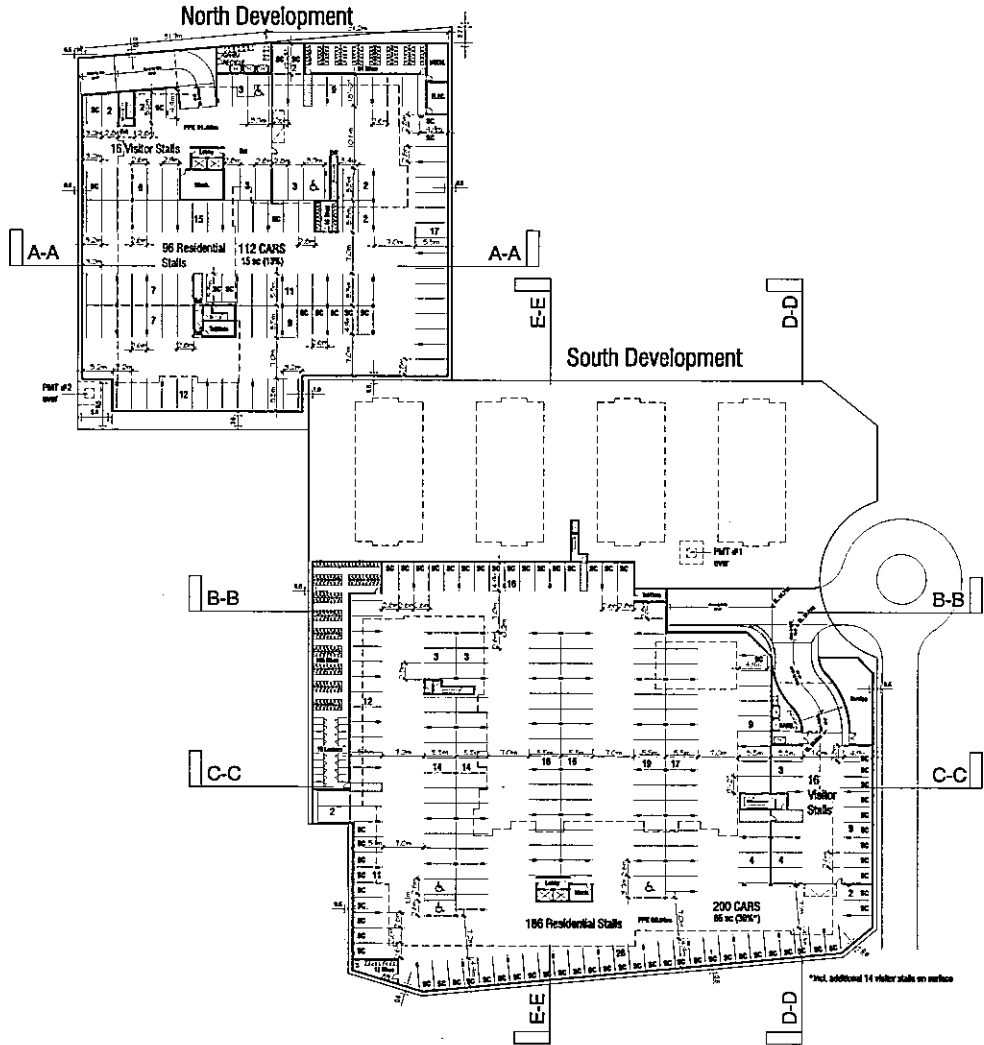
March 21, 3pm



June 21, 3pm



September 21, 3pm

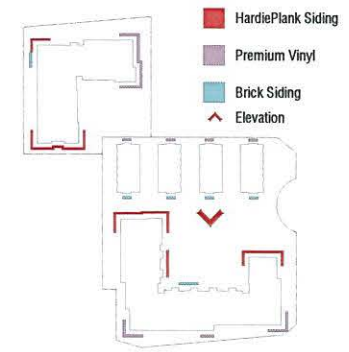


**MOSAIC**

**Guildford  
 Condo  
 & Cityhome  
 Development**  
 101A Avenue  
 Surrey, B.C.

**Parking Plan**  
 1:52 = 1"=1'  
 November 27, 2015





**RAYMOND LETKEMAN**  
 ARCHITECTS INC.  
 200 475 Street St. Vancouver, B.C. V5Z2W7  
 Tel: 604-689-3339 Fax: 604-689-5451

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Revision:

Submission for  
 Rezoning / Development Permit  
 Rezoning/development No. 2  
 November 27, 2015  
 File No. 7915-0223



**North Elevation**  
 South Building & Amenity

**Exterior Finish Legend**

1 Pitch Roof Asphalt Shingle, Antique Black	4 Horizontal Siding HardiePlank, lap, smooth, 6" exposure, Benjamin Moore Iron Mountain, 2134-30	8 Wood Trim Painted wood trim, White	12 Soffit Perforated Vinyl, Black	16 Gutter & RWL Pre-finished Aluminum Gentek, Black
18 Flat Roof SBS Roof Membrane	5 Wall Panels HardiePanel, smooth, Benjamin Moore Iron Mountain, 2134-30	9 Wood Trim Painted wood trim, Black	13 Aluminum Railing Pre-finished Aluminum Picket Gentek, Black	
2 Brick Siding Mutual Materials Ebony Mission	9B Wall Panels HardiePanel, smooth, BM Snow White, 2122-70	10 Entry Door Storefront Door, Black	14 Privacy Screen Pre-finished, Perforated Aluminum, Benjamin Moore, Black	
3 Vinyl Siding 6" exposure, White	6 Windows Vinyl frame, White	11 Soffit Perforated Vinyl, White	15 Steel Channel Pre-finished Steel, C Channel Benjamin Moore, Black	
3B Vinyl Siding 6" exposure, Charcoal	7 Windows Vinyl Frame, Black			

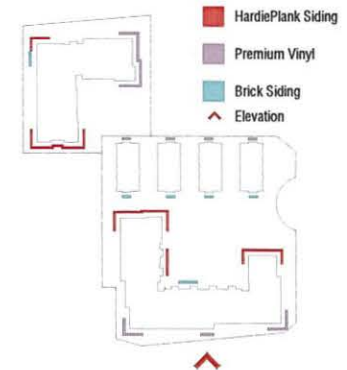
**MOSAIC**

**Guildford Condo & Cityhome Development**  
 101A Avenue  
 Surrey, B.C.

**South Building Elevation**  
 1/16" = 1'-0"  
 November 27, 2015

**South Building Elevations**

**SK-2.06**



**South Elevation**  
 1/16" = 1'-0"

**Exterior Finish Legend**

① Pitch Roof Asphalt Shingle, Antique Black	④ Horizontal Siding HardiePlank, lap, smooth, 6" exposure, Benjamin Moore Iron Mountain, 2134-30	⑧ Wood Trim Painted wood trim, White	⑫ Soffit Perforated Vinyl, Black	⑮ Gutter & RWL Pre-finished Aluminum Gentek, Black
⑫ Flat Roof SBS Roof Membrane	⑤ Wall Panels HardiePanel, smooth, Benjamin Moore Iron Mountain, 2134-30	⑨ Wood Trim Painted wood trim, Black	⑬ Aluminum Railing Pre-finished Aluminum Picket Gentek, Black	
⑬ Brick Siding Mutual Materials Ebony Mission	⑥ Wall Panels HardiePanel, smooth, BM Snow White, 2122-70	⑩ Entry Door Storefront Door Black	⑭ Privacy Screen Pre-finished, Perforated Aluminum, Benjamin Moore, Black	
⑭ Vinyl Siding 6" exposure, White	⑦ Windows Vinyl frame, White	⑪ Soffit Perforated Vinyl, White	⑰ Steel Channel Pre-finished Steel, C Channel Benjamin Moore, Black	
⑮ Vinyl Siding 6" exposure, Charcoal				

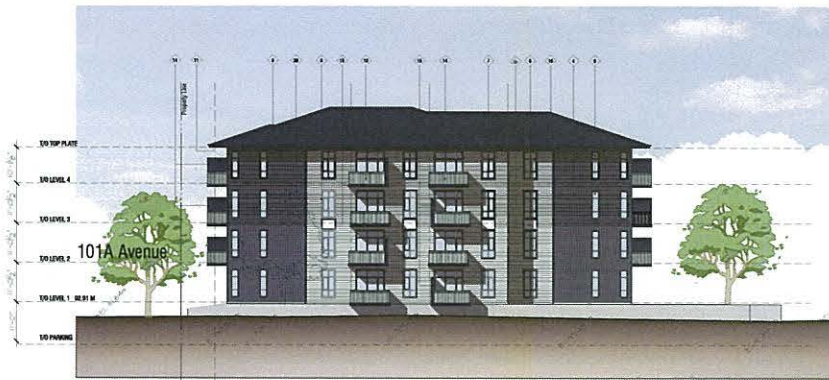
**MOSAIC**

**Guildford  
 Condo  
 & Cityhome  
 Development**  
 101A Avenue  
 Surrey, B.C.

**South Building  
 Elevation**  
 1/16" = 1'-0"  
 November 27, 2015

South Building Elevations

SK-2.07



East Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"

Exterior Finish Legend

1 Pitch Roof	Ashphalt Shingle, Antique Black	4 Horizontal Siding	HardiePlank, lap, smooth, 6" exposure, Benjamin Moore Iron Mountain, 2134-30	10 Wood Trim	Painted wood trim, White	12 Soffit	Perforated Vinyl, Black	15 Gutter & RWL	Pre-finished Aluminum Gentek, Black
18 Flat Roof	SBS Roof Membrane	5 Wall Panels	HardiePanel, smooth, Benjamin Moore Iron Mountain, 2134-30	11 Wood Trim	Painted wood trim, Black	13 Aluminum Railing	Pre-finished Aluminum Picket Gentek, Black		
2 Brick Siding	Mutual Materials Ebony Mission	6 Wall Panels	HardiePanel, smooth, BM Snow White, 2122-70	12 Entry Door	Storefront Door Black	14 Privacy Screen	Pre-finished, Perforated Aluminum, Benjamin Moore, Black		
3 Vinyl Siding	6" exposure, White	6 Windows	Vinyl frame, White	13 Soffit	Perforated Vinyl, White	15 Steel Chanel	Pre-finished Steel, C Channel Benjamin Moore, Black		
38 Vinyl Siding	6" exposure, Charcoal	7 Windows	Vinyl Frame, Black						

South Building Elevations



RAYMOND LETKEMAN ARCHITECTS INC.

280-875 Holmes St. Vancouver, B.C. V6S2W7  
Tel: 604-683-7333 Fax: 604-683-5657

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Revisions

Submission for Rezoning / Development Permit  
Reconsideration No. 3  
November 27, 2015  
File No. 7915-0223



Guildford Condo & Cityhome Development  
101A Avenue  
Surrey, B.C.

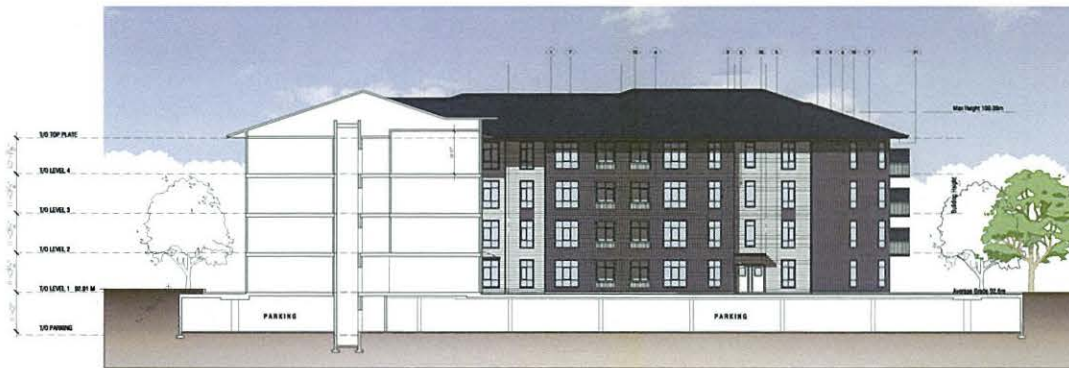
South Building Elevation  
1/16" = 1'-0"  
November 27, 2015

SK-2.08





West Courtyard Elevation  
1/16" = 1'-0"



East Courtyard Elevation  
1/16" = 1'-0"

Exterior Finish Legend

1 Pitch Roof Asphalt Shingle, Antique Black	2 Flat Roof SBS Roof Membrane	3 Brick Siding Mutual Materials Ebony Mission	4 Vinyl Siding 6" exposure, White	5 Vinyl Siding 6" exposure, Charcoal	6 Horizontal Siding HardiePlank, lap, smooth, 6" exposure, Benjamin Moore Iron Mountain, 2134-30	7 Wall Panels HardiePanel, smooth, Benjamin Moore Iron Mountain, 2134-30	8 Wall Panels HardiePanel, smooth, BM Snow White, 2122-70	9 Vinyl Frame, White	10 Windows Vinyl Frame, Black	11 Wood Trim Painted wood trim, White	12 Wood Trim Painted wood trim, Black	13 Entry Door Stonewood Door Black	14 Soffit Perforated Vinyl, White	15 Soffit Perforated Vinyl, Black	16 Aluminum Railing Pre-finished Aluminum Picket Gentek, Black	17 Privacy Screen Pre-finished, Perforated Aluminum, Benjamin Moore, Black	18 Steel Channel Pre-finished Steel, C Channel Benjamin Moore, Black	19 Gutter & R.W. Pre-finished Aluminum Gentek, Black
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**RAYMOND LETKEMAN**  
OF ARCHITECTS INC.  
200 170 Avenue St. Vancouver, B.C. V5Z 0W7  
Tel: 604.681.2838 Fax: 604.681.2837

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Revision:  
Submission for  
Rezoning / Development Permit  
Resubmission No. 2  
November 27, 2015  
File No. 7915-0222

MOSAIC

Guildford  
Condo  
& Cityhome  
Development  
101A Avenue  
Surrey, B.C.

South Building  
Elevation  
1/16" = 1'-0"  
November 27, 2015

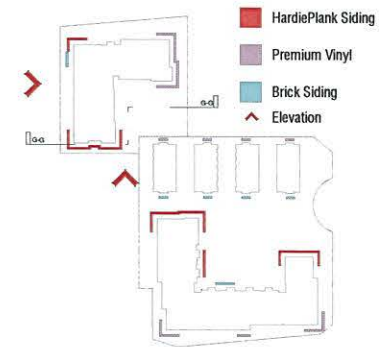
South Building Elevations

SK-2.09



### West Elevation

1/16" = 1'-0"



### Section GG

1/16" = 1'-0"

### Exterior Finish Legend

1 Pitch Roof	Ashphalt Shingle, Antique Black	4 Horizontal Siding	HardiePlank, lap, smooth, 6" exposure, Benjamin Moore Iron Mountain, 2134-30	8 Wood Trim	Painted wood trim, White	12 Soffit	Perforated Vinyl, Black	16 Gutter & RWL	Pre-finished Aluminum Gentek, Black
18 Flat Roof	SBS Roof Membrane	5 Wall Panels	HardiePanel, smooth, Benjamin Moore Iron Mountain, 2134-30	9 Wood Trim	Painted wood trim, Black	13 Aluminum Railing	Pre-finished Aluminum Picket Gentek, Black		
2 Brick Siding	Mutual Materials Ebony Mission	5B Wall Panels	HardiePanel, smooth, BM Snow White, 2122-70	10 Entry Door	Storefront Door Black	14 Privacy Screen	Pre-finished, Perforated Aluminum, Benjamin Moore, Black		
3 Vinyl Siding	6" exposure, White	6 Windows	Vinyl frame, White	11 Soffit	Perforated Vinyl, White	15 Steel Channel	Pre-finished Steel, C Channel Benjamin Moore, Black		
3B Vinyl Siding	6" exposure, Charcoal	7 Windows	Vinyl Frame, Black						



240-910 Homer St. Vancouver, B.C. V6B 2W7  
Tel: 604-682-5335 Fax: 604-682-5857

Submission for Rezoning / Development Permit  
Rezezone/Permit No. 3  
November 27, 2015  
File No. 7815-0023



**Guildford Condo & Cityhome Development**  
101A Avenue  
Surrey, B.C.

**North Building Elevation**  
1/16" = 1'-0"  
November 27, 2015

SK-2.10



East Elevation

1/16" = 1'-0"

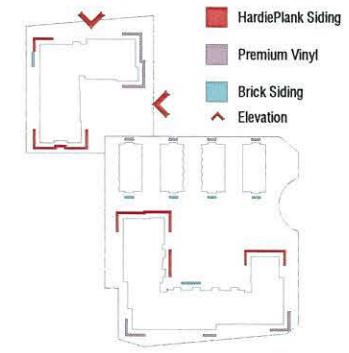


North Elevation

1/16" = 1'-0"

Exterior Finish Legend

① Pitch Roof Asphalt Shingle, Antique Black	④ Horizontal Siding HardiePlank, lap, smooth, 6" exposure, Benjamin Moore Iron Mountain, 2134-30	⑤ Wood Trim Painted wood trim, White	⑫ Soffit Perforated Vinyl, Black	⑮ Gutter & RWL Pre-finished Aluminum Gentek, Black
⑱ Flat Roof SBS Roof Membrane	⑤ Wall Panels HardiePanel, smooth, Benjamin Moore Iron Mountain, 2134-30	⑨ Wood Trim Painted wood trim, Black	⑬ Aluminum Railing Pre-finished Aluminum Picket Gentek, Black	
⑦ Brick Siding Mutual Materials Ebony Mission	⑮ Wall Panels HardiePanel, smooth, BM Snow White, 2122-70	⑩ Entry Door Storefront Door Black	⑭ Privacy Screen Pre-finished, Perforated Aluminum, Benjamin Moore, Black	
③ Vinyl Siding 6" exposure, White	⑥ Windows Vinyl Frame, White	⑪ Soffit Perforated Vinyl, White	⑮ Steel Chanel Pre-finished Steel, C Channel Benjamin Moore, Black	
⑧ Vinyl Siding 6" exposure, Charcoal	⑦ Windows Vinyl Frame, Black			



**RAYMOND LETKEMAN**  
OF ARCHITECTS INC.  
200 105 Fisher St. Vancouver, B.C. V6Z 2W7  
Tel: 604 681-3339 Fax: 604 681-5887

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Revisions

Submission for  
Rezoning / Development Permit  
Reconsideration No. 3  
November 27, 2015  
File No. 7915-0223

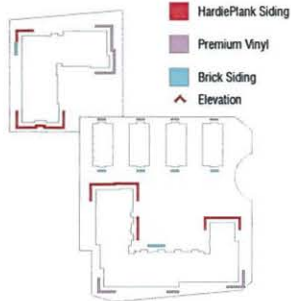
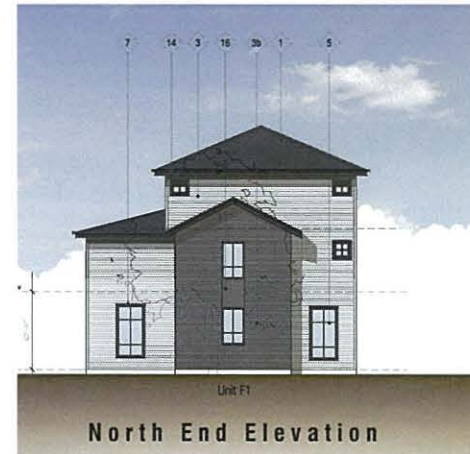
**MOSAIC**

**Guildford  
Condo  
& Cityhome  
Development**  
101A Avenue  
Surrey, B.C.

**North Building  
Elevation**  
1/16" = 1'-0"  
November 27, 2015

North Building Elevations

SK-2.11



**Exterior Finish Legend**

1 Pitch Roof	Asphalt Shingle, Antique Black	5 Windows	Vinyl Frame, Black	9 Fascia	1 x 4 wood trim on 2 x 10 wood trim Benjamin Moore, Black	13 Aluminum Railing	Pre-finished Aluminum Gertek, Black
2 Brick Siding	Mutual Materials Ebony Mission	6 Wood Trim	Painted wood trim Benjamin Moore, Decorators White	10 Steel Chancel	Pre-finished Steel, C-channel Painted Black	14 Gutter & RWL	Pre-finished Aluminum Gertek, Black
3 Vinyl Siding	6" exposure, White	7 Wood Trim	Painted wood trim Benjamin Moore, Black	11 Sliding Door	Vinyl Frames, Black	15 Wall Panel	HardiePanel, Smooth, Black
3B Vinyl Siding	Premium Vinyl, 6" exposure Charcoal	8 Entry Door	Fiberglass Door, Black	12 Soffit	Perforated Vinyl, Black	16 Wall Panel	HardiePanel, Smooth, BM 2134-30 Iron Mountain
4 Windows	Vinyl frame, White						

Buildings 1/3, 2/ 4(Mirrored)



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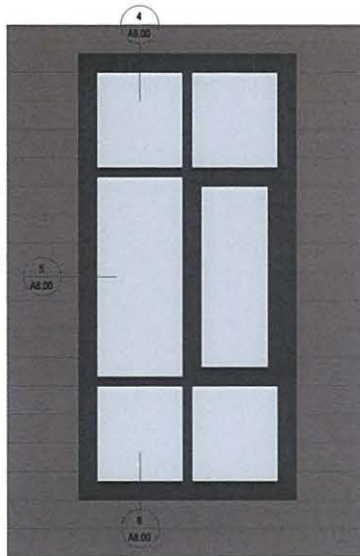
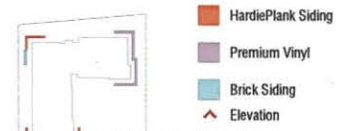
Revisions  
 Submission for Rezoning / Development Permit  
 Rezoning/Development No. 3  
 November 27, 2015  
 File No. 7915-0225

**MOSAIC**

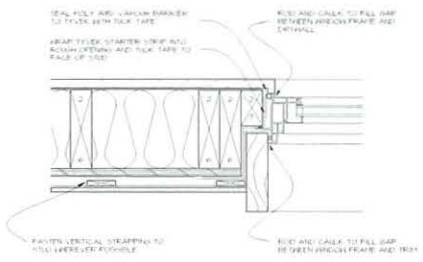
**Guildford  
 Condo  
 & Cityhome  
 Development**  
 101A Avenue  
 Surrey, B.C.

**Building 1, 2, 3  
 & 4 Elevations**  
 1/8" = 1'-0"  
 November 27, 2015

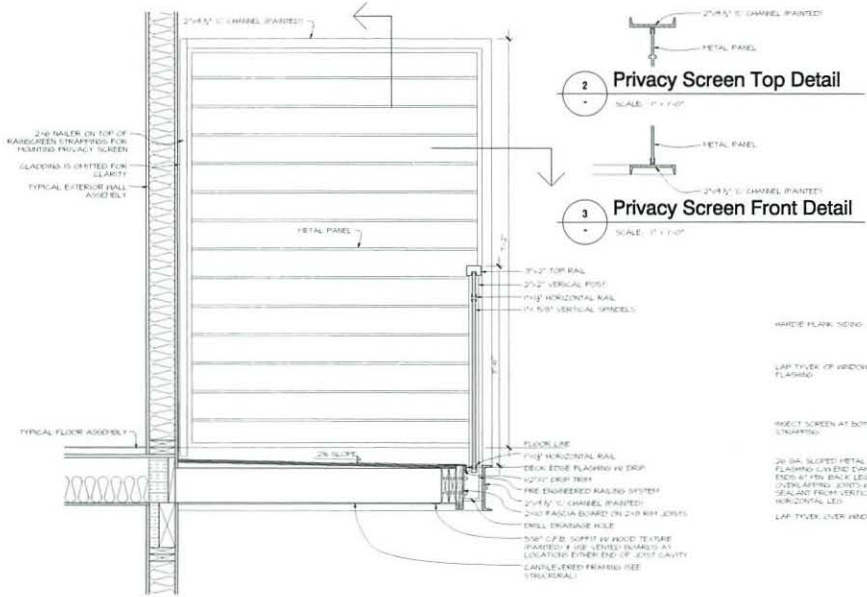
SK-4.01



4 Typical Recessed Window at Hardie Plank  
 SCALE: 1" = 1'-0"



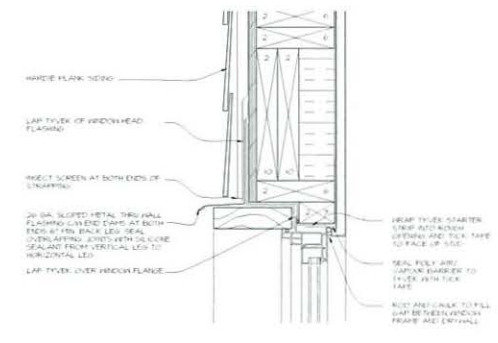
5 Jamb Detail at Hardie Plank  
 SCALE: 3/4" = 1'-0"



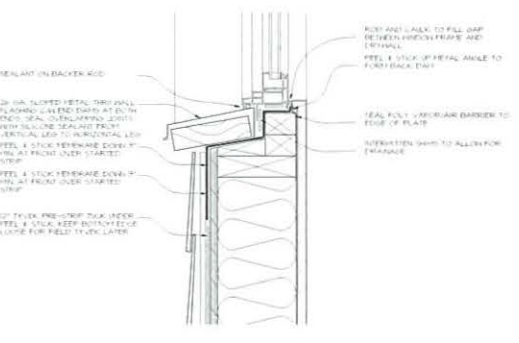
2 Privacy Screen Top Detail  
 SCALE: 1/4" = 1'-0"

3 Privacy Screen Front Detail  
 SCALE: 1/4" = 1'-0"

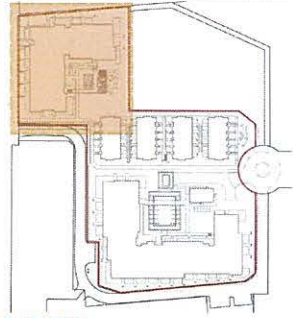
1 Balcony/ Privacy Screen Detail  
 SCALE: 1" = 1'-0"



4 Header Detail at Hardie Plank  
 SCALE: 3/4" = 1'-0"



6 Sill Detail at Hardie Plank  
 SCALE: 3/4" = 1'-0"



KEY PLAN

LAYOUT AND MATERIALS LEGEND

DETAIL DESCRIPTION

- 1 VEHICULAR PAVERS  
HERRINGBONE PATTERN IN SHADOW BLEND
- 2 VEHICULAR PAVERS  
RUNNING BOND PATTERN IN CHARCOAL
- 3 PEDESTRIAN PAVERS: WALKWAYS AND ENTRY  
RANDOM RUNNING BOND PATTERN IN SHADOW W/  
NATURAL BORDER
- 4 MAINTENANCE PAVERS: CONCRETE SLAB WALK  
24"x24" HYDRAPRESSED PAVERS PER PLAN IN NATURAL
- 5 WALKWAY PAVING: CIP CONCRETE  
PER PLANS AND DETAILS
- 6 PATIO PAVERS: PATIO CONCRETE SLAB PAVERS  
GRID PATTERN IN NATURAL
- 7 CIP RETAINING WALL  
HEIGHT VARIES PER GRADING PLAN
- 8 UNIT BLOCK WALL  
HEIGHT VARIES PER GRADING PLAN
- 9 CONCRETE COLUMN  
GATEWAY MARKER
- 10 WOOD FENCING  
PER DETAILS
- 11 BIKE RACK  
PER DETAILS
- 12 FURNISHINGS  
PICNIC TABLE AND BENCH PER DETAILS
- 13 VEHICULAR BOLLARD  
PER DETAILS
- 14 CONCRETE CURB  
PER DETAILS
- 15 DECIDUOUS TREE  
PER PLAN
- 16 EVERGREEN TREE  
APPROXIMATELY 6'-0" TALL
- 17 HEDGE ROW - LOW  
AS PER PLANS AND DETAILS
- 18 HEDGE ROW - TALL  
PER DETAILS
- 19 BERM  
HEIGHT VARIES
- 20 PLAY AREA  
PER PLANS AND DETAILS
- 21 EXISTING TREE  
PER ARBORIST
- 22 BOLLARD LIGHT  
PER PLANS AND DETAILS

SYMBOL



EXISTING GRADE  
FFE = 90.00M  
PROPOSED GRADE  
+ 90.00

NORTH DEVELOPMENT



SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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ARCHITECT:

NO.	REVISIONS	DATE
1	ISSUED FOR RZ/D/P3	15-11-26
2	ISSUED FOR RZ/D/P2	15-11-04
3	ISSUED FOR RZ/D/P1	15-10-19
4	ISSUED FOR RZ/D/P	15-10-01

GUILDFORD CONDO & CITY HOME DEVELOPMENT

101A Avenue  
Surrey, British Columbia  
Scale: 1:200  
Drawn: KD / OM  
Reviewed: DS  
Project No. 06-427

LANDSCAPE LAYOUT NORTH

SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSONNEL OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

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ARCHITECT:

4	ISSUED FOR REVISED	15-11-20
3	ISSUED FOR ACP SUBMISSION	15-11-04
2	ISSUED FOR RZ/EP 2	15-10-19
1	ISSUED FOR RZ/EP 1	15-10-01

**GUILDFORD CONDO & CITY HOME DEVELOPMENT**

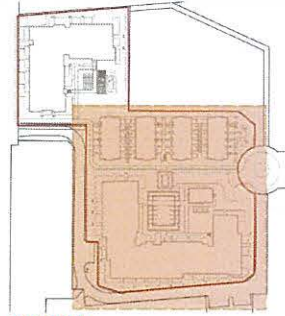
101A Avenue  
Surrey, British Columbia

Scale: 1:200  
Drawn: KD / OM  
Reviewed: DS  
Project No: 06-427

**LANDSCAPE LAYOUT SOUTH**

**L1.2**

**SOUTH DEVELOPMENT**



**KEY PLAN**

**LAYOUT AND MATERIALS LEGEND**

DETAIL	DESCRIPTION	SYMBOL
1	VEHICULAR PAVERS HERRINGBONE PATTERN IN SHADOW BLEND	[Symbol]
2	VEHICULAR PAVERS RUNNING BOND PATTERN IN CHARCOAL	[Symbol]
3	PEDESTRIAN PAVERS: WALKWAYS AND ENTRY RANDOM RUNNING BOND PATTERN IN SHADOW W/ NATURAL BORDER	[Symbol]
4	MAINTENANCE PAVERS: CONCRETE SLAB WALK 24"x24" HYDRAPRESSED PAVERS PER PLAN IN NATURAL	[Symbol]
5	WALKWAY PAVING: CIP CONCRETE PER PLANS AND DETAILS	[Symbol]
6	PATIO PAVERS: PATIO CONCRETE SLAB PAVERS GRID PATTERN IN NATURAL	[Symbol]
7	CIP RETAINING WALL HEIGHT VARIES PER GRADING PLAN	[Symbol]
8	UNIT BLOCK WALL HEIGHT VARIES PER GRADING PLAN	[Symbol]
9	CONCRETE COLUMN GATEWAY MARKER	[Symbol]
10	WOOD FENCING PER DETAILS	[Symbol]
11	BIKE RACK PER DETAILS	[Symbol]
12	FURNISHINGS PICNIC TABLE AND BENCH PER DETAILS	[Symbol]
13	VEHICULAR BOLLARD PER DETAILS	[Symbol]
14	CONCRETE CURB PER DETAILS	[Symbol]
15	DECIDUOUS TREE PER PLAN	[Symbol]
16	EVERGREEN TREE APPROXIMATELY 6'-0" TALL	[Symbol]
17	HEDGE ROW - LOW AS PER PLANS AND DETAILS	[Symbol]
18	HEDGE ROW - TALL PER DETAILS	[Symbol]
19	BERM HEIGHT VARIES	[Symbol]
20	PLAY AREA PER PLANS AND DETAILS	[Symbol]
21	EXISTING TREE PER ARBORIST	[Symbol]
22	BOLLARD LIGHT PER PLANS AND DETAILS	[Symbol]
	EXISTING GRADE	[Symbol]
	FFE - ARCH	[Symbol]
	PROPOSED GRADE	[Symbol]

## PLANT MATERIALS

### TREES

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
47	<i>Acer griseum</i>	Paper Bark Maple	5cm cal., B&B	as shown
40	<i>Acer palmatum 'Osakazuki'</i>	Osakazuki Japanese Maple	3M ht., B&B	as shown
22	<i>Liriodendron tulipifera 'Fastigiata'</i>	Fastigate Tulip Tree	5cm cal., B&B	as shown
51	<i>Fraxinus pennsylvanica 'Prairie Spire'</i>	Prairie Spire Green Ash	6cm cal., B&B	as shown
1	<i>Platanus x acerifolia</i>	London Plane	5cm cal., B&B	as shown
23	<i>Picea omorika</i>	Serbian Spruce	3M ht., B&B	as shown
13	<i>Pinus sylvestris</i>	Scots Pine	3M ht., B&B	as shown
30	<i>Styrax japonica</i>	Japanese Styrax	6cm cal., B&B	as shown

### SHRUBS

1191	<i>Buxus macrophylla</i>	Little Leaf Boxwood	#5 pot	18" o.c.
191	<i>Ceanothus thyrsiflorus 'Victoria'</i>	Victoria California Lila	#5 pot	36" o.c.
85	<i>Cornus stolonifera</i>	Red Osier Dogwood	#5 pot	36" o.c.
56	<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea	#5 pot	36" o.c.
86	<i>Mahonia aquifolium</i>	Oregon Grape	#5 pot	36" o.c.
55	<i>Pieris japonica 'Mountain Fire'</i>	Lily-of-the-Valley Shrub	#5 pot	36" o.c.
337	<i>Polystichum munitum</i>	Western Sword Fern	#1 pot	24" o.c.
675	<i>Prunus lusitanica</i>	Portuguese Laurel	#5 pot	30" o.c.
655	<i>Prunus laurocerasus 'Zabeliana'</i>	Zabel's Cherry Laurel	#2 pot	24" o.c.
103	<i>Rhododendron 'Crete'</i>	Pink Rhododendron	#5 pot	36" o.c.
157	<i>Rhododendron 'Hotel'</i>	Yellow Rhododendron	#5 pot	36" o.c.
386	<i>Rhododendron 'Ken Janeck'</i>	Pink Yaku Rhododendron	#3 pot	24" o.c.
385	<i>Sarcococca hookerana 'Humilis'</i>	Himalayan Sweet Box	#2 pot	24" o.c.
198	<i>Skimmia japonica</i>	Japanese Skimmia	#2 pot	24" o.c.
203	<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spiraea	#2 pot	24" o.c.
78	<i>Weigela florida 'Bokraspiwi'</i>	Spilled Wine Weigela	#5 pot	36" o.c.

### GROUND COVERS AND VINES

588	<i>Ceanothus griseus horizontalis</i>	Creeping Ceanothus	4" (10cm) pot	15" o.c.
2898	<i>Fragaria chiloensis</i>	Beach Strawberry	4" (10cm) pot	15" o.c.
146	<i>Oxalis crassipes</i>	Redwood Spurge	4" (10cm) pot	15" o.c.
909	<i>Pachysandra terminalis</i>	Japanese Spurge	4" (10cm) pot	15" o.c.
31	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1 pot	15" o.c.
691	<i>Rubus calycinoides</i>	Emerald Carpet	4" (10cm) pot	15" o.c.

### PERENNIALS, GRASSES, BULBS, AND ANNUALS

30	<i>Crocsmia 'Lucifer'</i>	Red Flowering Crocosmia	#1 pot	18" o.c.
91	<i>Dicentra formosa</i>	Western Bleeding Heart	#1 pot	18" o.c.
97	<i>Echinacea purpurea</i>	Purple Coneflower	#1 pot	18" o.c.
179	<i>Hemerocallis 'Stella D'Oro'</i>	Day Lily	#1 pot	18" o.c.
140	<i>Heuchera micrantha</i>	Coral Bells	#1 pot	15" o.c.
14	<i>Hosta 'Blue Angel'</i>	Blue Angel Hosta	#1 pot	24" o.c.
601	<i>Lavandula angustifolia</i>	English Lavender	#1 pot	18" o.c.
341	<i>Liriope muscari</i>	Lily-turf	#1 pot	18" o.c.
36	<i>Rudbeckia hirta</i>	Black-Eyed Susan	#1 pot	24" o.c.

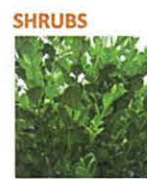
## TREES



ACER PALMATUM 'OSAKAZUKI'  
**OSAKAZUKI JAPANESE MAPLE**



LIRIODENDRON TULIPIFERA 'FASTIGIATA'  
**TULIP TREE**



BUXUS MACROPHYLLA  
**LITTLE LEAF BOXWOOD**



PRUNUS LUSITANICA  
**PORTUGUESE LAUREL**



ACER GRISEUM  
**PAPER BARK MAPLE**



PICEA OMARICA  
**SERBIAN SPRUCE**



CORNUS STOLONIFERA  
**RED OSIER DOGWOOD**



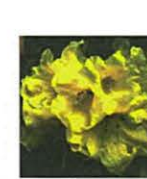
SARCOCOCCA HOOKERANA 'HUMILIS'  
**HIMALAYAN SWEET BOX**



FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'  
**PRAIRIE SPIRE GREEN ASH**



STYRAX JAPONICUS  
**JAPANESE SNOWBELL**



RHODODENDRON 'HOTEL'  
**YELLOW RHODODENDRON**



LAVENDULA ANGUSTIFOLIA  
**ENGLISH LAVENDER**

## SHRUBS



BUXUS MACROPHYLLA  
**LITTLE LEAF BOXWOOD**



PRUNUS LUSITANICA  
**PORTUGUESE LAUREL**

## GROUND COVERS, GRASSES AND FERNS



FRAGARIA CHILOENSIS  
**BEACH STRAWBERRY**



PACHYSANDRA TERMINALIS  
**JAPANESE SPURGE**



RUBUS CALYCNODES  
**EMERALD CARPET**



HOSTA 'BLUE ANGEL'  
**BLUE ANGEL HOSTA**



CEANOTHUS GRISEUS HORIZONTALIS  
**CREeping CEANOTHUS**



POLYSTICHUM MUNITUM  
**WESTERN SWORD FERN**

### NOTES:

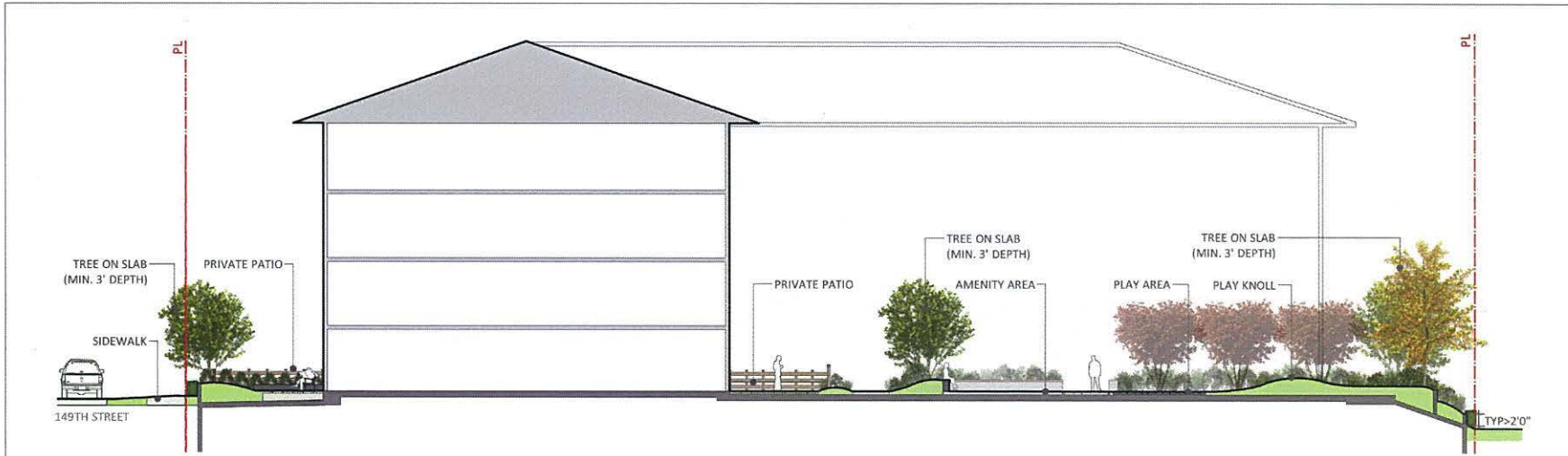
- 1) ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
- 2) ALL TREE STANDARDS TO BE BETWEEN 1.5m TO 1.8m.
- 3) ALL STREET TREE PLANTING TO BE INSTALLED TO CITY OF SURREY STANDARDS AND DETAILS



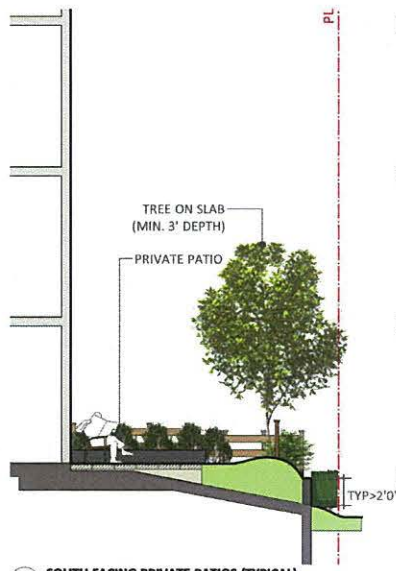
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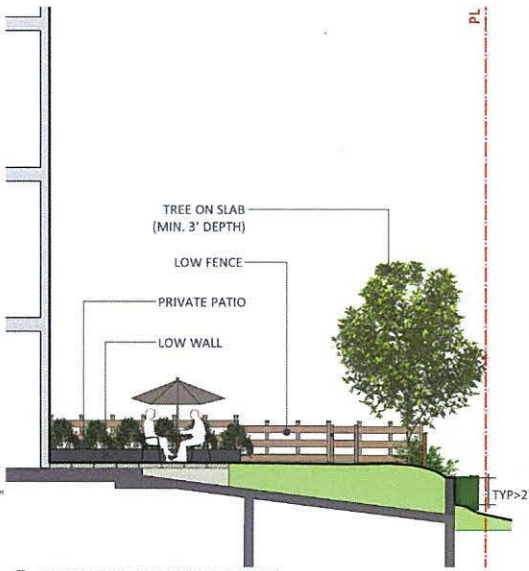
ARCHITECT:



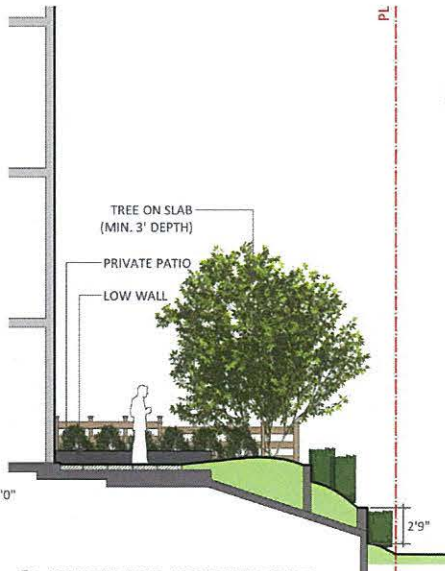
**1 NORTH DEVELOPMENT AMENITY SPACE**  
1:100



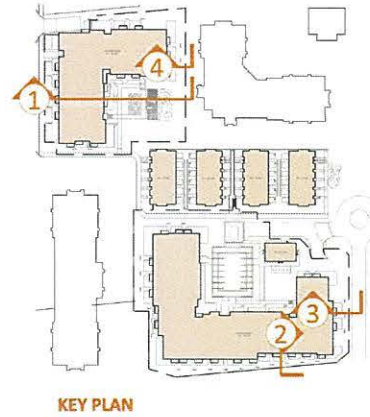
**2 SOUTH FACING PRIVATE PATIOS (TYPICAL)**  
1:50



**3 EAST FACING PRIVATE PATIOS (TYPICAL)**  
1:50



**4 EAST FACING PATIO AT ADJACENT PROPERTY**  
1:50



4	ISSUED FOR RZ/DP	15-11-20
3	ISSUED FOR ADP SUBMISSION	15-11-04
2	ISSUED FOR RZ/DP 2	15-10-19
1	ISSUED FOR RZ/DP	15-08-01
REVISIONS		

**GUILDFORD CONDO & CITY HOME DEVELOPMENT**

101A Avenue  
Surrey, British Columbia  
Scale: AS NOTED  
Drawn: KD / DM  
Reviewed: DS  
Project No. 06-427

**LANDSCAPE SECTIONS**

SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE.

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ARCHITECT:

4	ISSUED FOR RZ/OP	15-11-20
3	ISSUED FOR ADP SUBMISSION	15-11-04
2	ISSUED FOR RZ/OP 2	15-10-15
1	ISSUED FOR RZ/OP	15-10-01

REVISIONS

**GUILDFORD CONDO & CITY HOME DEVELOPMENT**

101A Avenue  
 Surrey, British Columbia  
 Scale: AS NOTED  
 Drawn: KD / DM  
 Reviewed: DS  
 Project No. 06-427

**LANDSCAPE SECTIONS**

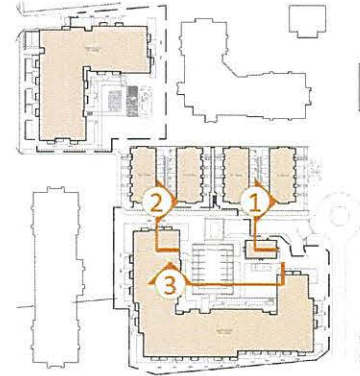


**1 SOUTH DEVELOPMENT WALKWAY AND AMENITY BUILDING**  
 1:50

**2 EAST FACING PRIVATE PATIOS (TYPICAL)**  
 1:50



**3 SOUTH DEVELOPMENT PARKING COURT AND AMENITY SPACE**  
 1:100



**KEY PLAN**

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CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM:           COMPREHENSIVE DEVELOPMENT ZONE (CD) (BY-LAW NO. 11805)  
                   (SURREY ZONING BY-LAW, 1979, NO. 5942, AMENDMENT BY-LAW,  
                   1993, NO. 11805)

TO:              COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 017-768-667

Lot 3 Section 29 Block 5 North Range 1 West New Westminster District Plan LMP4420

14970 - 101A Avenue

Parcel Identifier: 017-768-675

Lot 4 Section 29 Block 5 North Range 1 West New Westminster District Plan LMP4420

14975 - 101A Avenue

Parcel Identifier: 017-768-683

Lot 5 Section 29 Block 5 North Range 1 West New Westminster District Plan LMP4420

10160 - 149 Street

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density*, medium-rise, *multiple unit residential buildings* and *ground-oriented unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A and B as shown in Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gary Rowbotham, B.C.L.S., on the 23<sup>rd</sup> day of October 2015.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
2. *Child care centres, provided that such centres:*
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

For the purpose of *building* construction:

1. (a) Block A: The *floor area ratio* shall not exceed 1.4; and  
(b) Block B: The *floor area ratio* shall not exceed 1.6.
2. Indoor *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 41%.

**F. Yards and Setbacks**

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

(a) Block A

<i>Setback</i>	<i>Front Yard (East)</i>	<i>Rear Yard (West)</i>	<i>Side Yard (North)</i>	<i>Side Yard (South)</i>
	7.3 m. [24 ft.]	4.8 m. [16 ft.]	3.1 m. [10 ft.]	4.1 m. [13 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

(b) Block B

<i>Setback</i>	<i>Front Yard (West)</i>	<i>Rear Yard (East)</i>	<i>Side Yard (North)</i>	<i>Side Yard (South)</i>
	6.8 m. [22 ft.]	7.6 m. [25 ft.]	6.1 m. [20 ft.]	8.0 m. [26 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding the minimum *setbacks* as specified in Sub-sections F.I(a) and (b) of this Zone, columns, balconies, entry canopies and porches may encroach up to 1.6 metres [5 ft.] into the *setbacks*, but shall be set back a minimum of:

- (a) 3.0 metres [10 ft.] from the south *lot line* of Block A; and  
(b) 5.9 metres [19 ft.] from the north *lot line* of Block B.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings:

(a) Block A:

- i. *Ground-Oriented Multiple Unit Residential Buildings:* The *building height* shall not exceed 12 metres [40 ft.]; and

ii. *Non-Ground-Oriented Multiple Unit Residential Buildings (Apartments)*: The *building height* shall not exceed 18 metres [59 ft.]; and

(b) Block B: The *building height* shall not exceed 19 metres [62 ft.].

2. *Accessory buildings and structures*:

(a) *Indoor amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and

(b) *Other accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. Notwithstanding Section C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000 as amended, the minimum number of *parking spaces* shall be allocated on the *Lands* as follows:

(a) *Ground-Oriented Multiple Unit Residential Buildings*: 2.0 *parking spaces per dwelling unit*;

(b) *Non-Ground-Oriented Multiple Unit Residential Buildings (Apartments)*:

i. 1.0 *parking space* for every *dwelling unit* with 1 bedroom or less; and

ii. 1.3 *parking spaces* for every *dwelling unit* with 2 or more bedrooms; and

(c) *Visitor Parking*: 0.16 *parking space* for every *dwelling unit*.

2. Notwithstanding Section B.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum number of *parking spaces* that may be reduced to a minimum length of 4.9 metres [16 ft.], is as follows:

(a) Block A: 31% of the required *parking spaces* provided that each *parking space* with the reduced length is clearly identified with the words "small cars only".

(b) Block B: 13% of the required *parking spaces* provided that each *parking space* with the reduced length is clearly identified with the words "small cars only".

3. All required residential *parking spaces* shall be provided as *underground parking*.

4. Notwithstanding the definition of *underground parking facility* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the *underground parking facility* may have its roof or finished floor above it, not more than 2.5 metres [8 ft.] above *existing grade*.
5. Notwithstanding Sub-section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000 as amended:
  - (a) the minimum *rear yard* and *side yard setbacks* for an *underground parking facility* is 0.6 metre [2 ft.];
  - (b) the minimum north *side yard setback* for an *underground parking facility* in Block B may be reduced to 0.0 metre (0 ft.) for a maximum of 65% of the length of the north side of the *underground parking facility*; and
  - (c) the *underground parking facility* may extend to the *front lot line*.

#### I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking facility* or within a *building*.

#### J. Special Regulations

1. *Amenity space* shall be provided on the *Lands* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*. A maximum of 1.5 square metres [16 sq.ft.] of indoor *amenity space* per *dwelling unit* may be devoted to a *child care centre*.

2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.\*

\*A maximum of four *dwelling units* in Block A do not require *balconies*.

#### K. Subdivision

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Block A	9,000 sq.m. [2.2 acres]	95 metres [312 ft.]	85 metres [280 ft.]
Block B	4,000 sq.m. [0.97 acre]	60 metres [200 ft.]	60 metres [200 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000 as amended.

#### L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.



4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the following:
  - (a) RM-70 Zone for medium-rise, *multiple unit residential buildings*; and
  - (b) RM-30 Zone for *ground-oriented multiple unit residential buildings*.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development Permits may be required in accordance with the Surrey *Official Community Plan*, 2013, By-law No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

v:\wp-docs\planning\08\data\july-sept\08261455.pl.doc  
KMS 8/26/08 3:03 PM

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW**  
**No. \_\_\_\_\_ OF: LOTS 3, 4 AND 5, SECTION 29 BLOCK 5 NORTH**  
**RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN LMP4420**



BCGS 92G 016

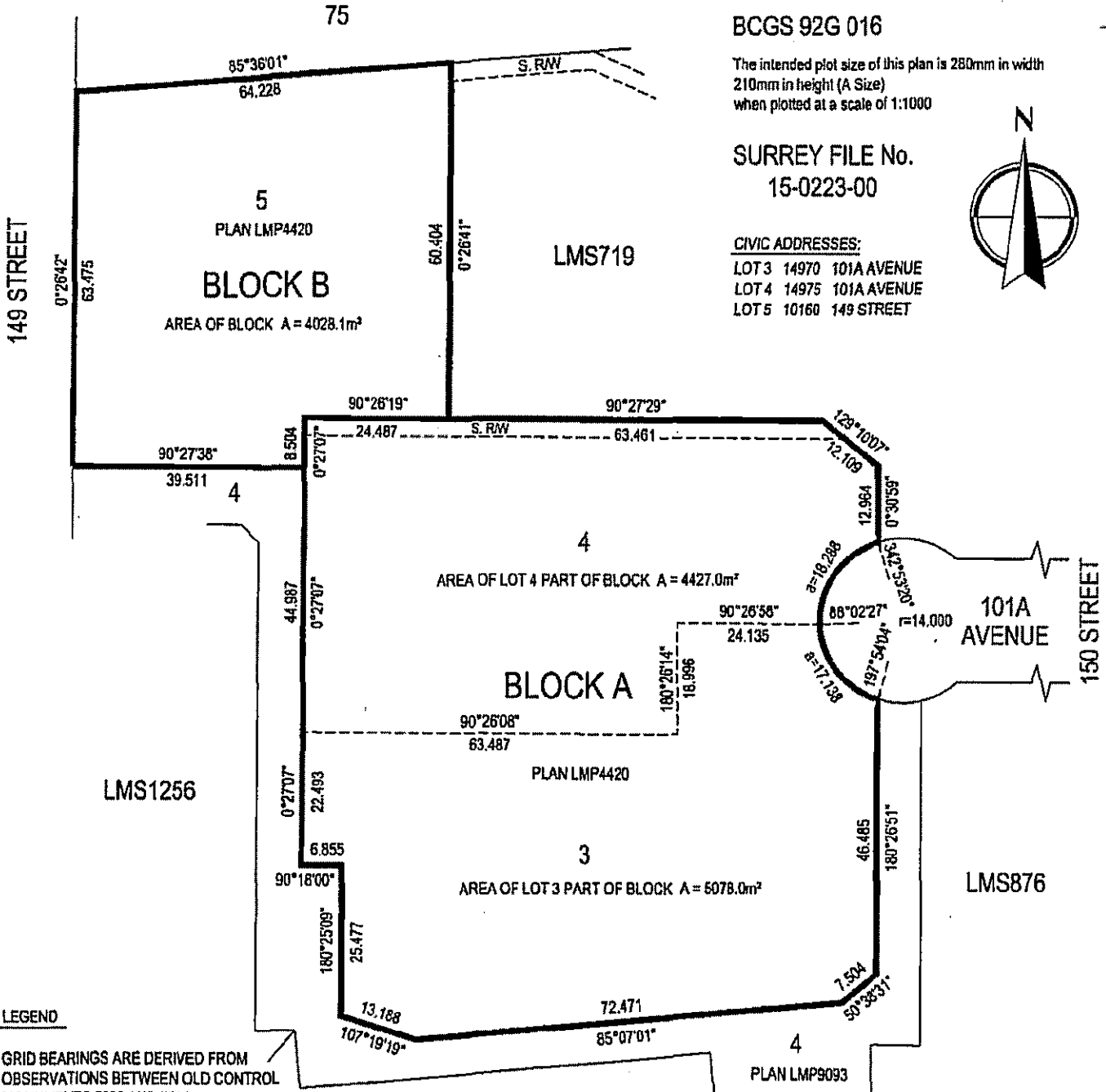
The intended plot size of this plan is 280mm in width  
 210mm in height (A Size)  
 when plotted at a scale of 1:1000

SURREY FILE No.  
 15-0223-00



CIVIC ADDRESSES:

- LOT 3 14970 101A AVENUE
- LOT 4 14975 101A AVENUE
- LOT 5 10160 149 STREET



LEGEND

GRID BEARINGS ARE DERIVED FROM  
 OBSERVATIONS BETWEEN OLD CONTROL  
 MONUMENTS 5532 AND 5536

**OLSEN & ASSOCIATES**

BRITISH COLUMBIA LAND SURVEYORS

204-15585 24th AVENUE, SURREY, B.C. V4A 2J4

PHONE : 604-531-4067 Fax : 604-531-5811

email: info@olsensurveying.ca

File No 17812\_REZONING\_BYLAW\_3\_4\_5

LMS1046

THIS PLAN LIES WITHIN GREATER  
 VANCOUVER REGIONAL DISTRICT

*GARY ROWBOTHAM*  
 CERTIFIED CORRECT GARY ROWBOTHAM

Dated this 23rd day of OCT. 2015

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED.

